

A-21741

FORM No. 633—WARRANTY DEED.  
1977/50

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KNOW ALL MEN BY THESE PRESENTS, That ROBERT W. KLUTH as to an undivided one-half interest and LORRAINE J. BIRCH as to an undivided one-half interest, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JOE L. KELLER and ROSIE A. KELLER, husband and wife, tenants by the entirety,

hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Township 39 South, Range 9 East of the Willamette Meridian  
Section 12: SW $\frac{1}{4}$  of the SE $\frac{1}{4}$

SUBJECT TO acreage and use limitations under provisions of the United States statutes and regulations issued thereunder; liens, assessments, regulations, contracts, easements, and water and irrigation rights of Klamath Project Enterprise Irrigation District; and easements and rights-of-way- of record apparent thereon.

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.  
And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except as above set forth

and that grantor will warrant and forever defend the above granted premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 52,000.00  
However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which): \$12,500.00 down and \$39,500.00 by contract.

In construing this deed and where the context so requires, the singular includes the plural.  
WITNESS grantor's hand this 24th day of June, 19 71.

STATE OF OREGON, County of Klamath ) ss.  
Personally appeared the above named ROBERT W. KLUTH

and acknowledged the foregoing instrument to be his voluntary act and deed.

(OFFICIAL SEAL)

Before me:

Notary Public for Oregon

My commission expires Aug. 5, 1974

STATE OF CALIFORNIA, County of Los Angeles ) ss. June 29th, 1971

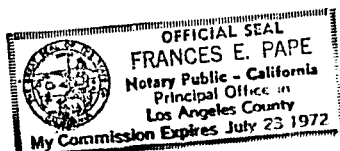
Personally appeared the above named LORRAINE J. BIRCH and acknowledged the foregoing instrument to be her voluntary act and deed.

(Official Seal)

Before me:

Notary Public for California

My Commission expires: 7/23/72



STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of KLAMATH COUNTY TITLE CO

this 22 day of May A. D., 1972 at 4:28 o'clock P.M., and duly recorded in  
Vol. M 72 of DEED on Page 548

FEE \$2.00

WM. D. MILNE, County Clerk

By Klamath County

MAY 22 4 28 PM 1972