

1967/50

KNOW ALL MEN BY THESE PRESENTS, That AMBROSE McAULIFFE and SUSAN J. McAULIFFE, husband and wife, tenants in common,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by FIRST WESTERN BANK AND TRUST COMPANY, TRUSTEE,

, 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:

All of the real property described in Exhibit "A" attached hereto and thereby made a part hereof as if fully set forth hereat,

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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 set forth in Exhibit "A" attached hereto and thereby made a part hereof as if fully set forth hereat,

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 \$720,000.00. However, the actual consideration consists of or includes other property or value given or promised which is ~~the whole~~ consideration (indicate which) exchange for real property in Orange County, California of equal value. In construing this deed and where the context so requires, the singular includes the plural. WITNESS grantor's hand this 26th day of September, 1972.

Ambrose Mc Auliffe

Susan J. McAuliffe

STATE OF OREGON, County of Klamath) ss. September 26, 1972
Personally appeared the above named AMBROSE McAULIFFE and SUSAN J. McAULIFFE

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

(OFFICIAL SEAL)

Before me: *Alameda E. Guion*

Notary Public for Oregon
My commission expires Aug. 5, 1974

NOTE—The sentence between the symbols (), if not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

WARRANTY DEED

AMBROSE McAULIFFE and
SUSAN J. McAULIFFE

TO
FIRST WESTERN BANK AND
TRUST COMPANY, TRUSTEE

AFTER RECORDING RETURN TO

TRANSAMERICA TITLE INSURANCE CO.
600 MAIN ST
KLAMATH FALLS, OREGON 97601

No.

(DON'T USE THIS
SPACE) RESERVED
FOR RECORDING
LABEL IN COUN-
TIES WHERE
USED.)

STATE OF OREGON

County of _____ ss.

I certify that the within instru-
ment was received for record on the
day of _____, 19____,
at _____ o'clock _____ M., and recorded
in book _____ on page _____ or as
filing fee number _____, Rec-
ord of Deeds of said County.

Witness my hand and seal of
County affixed.

Title
By _____ Deputy

10998

The following described real property in Klamath County, Oregon:
Township 30 South, Range 8 East of the Willamette Meridian:

- Section 14: $N\frac{1}{2}NW\frac{1}{4}$; $S\frac{1}{2}$;
- Section 15: $N\frac{1}{2}NE\frac{1}{4}$; $SW\frac{1}{4}SW\frac{1}{4}$; $SE\frac{1}{4}$;
- Section 16: $NW\frac{1}{4}SW\frac{1}{4}$; $S\frac{1}{2}S\frac{1}{2}$;
- Section 20: $S\frac{1}{2}SE\frac{1}{4}$;
- Section 21: $NE\frac{1}{4}$; $E\frac{1}{2}SW\frac{1}{4}NW\frac{1}{4}$; $SE\frac{1}{4}NW\frac{1}{4}$; $E\frac{1}{2}NW\frac{1}{4}SW\frac{1}{4}$; $NE\frac{1}{4}SW\frac{1}{4}$; $S\frac{1}{2}SW\frac{1}{4}$; $N\frac{1}{2}SE\frac{1}{4}$;
- Section 22: $N\frac{1}{2}$; $N\frac{1}{2}SW\frac{1}{4}$; $W\frac{1}{2}SE\frac{1}{4}$; $SE\frac{1}{4}SE\frac{1}{4}$; $NE\frac{1}{4}SE\frac{1}{4}$;
- Section 23: $W\frac{1}{2}$; $W\frac{1}{2}E\frac{1}{2}$;
- Section 24: All;
- Section 25: $N\frac{1}{2}N\frac{1}{2}$;
- Section 26: $W\frac{1}{2}$;

TOGETHER WITH all rights of way, licenses, and easements for ditches, canals, and conduits for the transportation of water appurtenant to and serving all water rights running with said real property.

SUBJECT TO: 1972-73 taxes and assessments including, but not limited to, the right of Klamath County to levy additional tax for the last five or lesser of years in which the above described real property is subject to special assessment as farm use in the event the same becomes disqualified for such special assessment; easements and rights of way of record and apparent thereon; terms, provisions, and limitations, if any, of all water rights and the rights of way, licenses and easements in connection therewith; and reservations of subsurface rights, excepting water, by deeds recorded in Volume 280, pages 362, 364, 366, 372, and 374, Volume 295, page 32, and Volume 277, page 444, all in Deed Records of Klamath County, Oregon.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Transamerica Title Ins. Co.

this 28th day of Sept. A. D. 1972 at 11:32 o'clock A.M.; and
duly recorded in Vol. M72 of Deeds on Page 10997

Fee \$4.00

Wm D. MILNE, County Clerk

By Luisa Quintela

EXHIBIT "A"