

OCT 10 10 54 AM 1972

63200

Vol 72, Page 11526

1967/50

KNOW ALL MEN BY THESE PRESENTS, That JONATHAN B. TANNENBAUM and SANDRA F. TANNENBAUM, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by W. L. ELLISON and EDYTHE M. ELLISON, husband and wife, 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:

The SE $\frac{1}{4}$ SW $\frac{1}{4}$ and the SW $\frac{1}{4}$ SE $\frac{1}{4}$, also described as Government Lots 5 and 6 of Section 13, Township 35 South, Range 10 East of the Willamette Meridian,

SUBJECT TO: Acreage and use limitations under provisions of the United States Statutes and regulations issued thereunder; All contracts, water rights, proceedings, taxes and assessments relating to irrigation, drainage and/or reclamation of said lands, and all rights of way for roads, ditches, canals and conduits, if any; Rights of the public in and to any portion of the said premises lying within the limits of roads and highways; All subsurface rights, except water, are hereby reserved, as set forth in an instrument recorded January 16, 1958 in Deed Volume 297 at page 43, Records of Klamath County, Oregon; Reservations, including the terms and provisions thereof, as set forth in an instrument recorded January 16, 1958 in Deed Volume 297 at page 43, and in an instrument recorded September 26, 1957 in Deed Volume 294 at page 485, Records of Klamath County, Oregon; Mortgage, including the terms and provisions thereof, dated October 26, 1964, recorded October 27, 1964, in Mortgage Volume 226 at page 597, which Mortgage the Vendees do not assume and Vendor covenants and agrees to hold Vendees harmless therefrom and will obtain a release of this property from said Mortgage when this contract has been fully paid and performed. The above granted premises, free from all encumbrances, except fully paid and performed, and liens which are of record in the Office of the Recorder of Klamath County, Oregon, as of October 29, 1971,

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 \$9,400.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which).

In construing this deed and where the context so requires, the singular includes the plural. WITNESS grantor's hand this 25th day of October, 1971.

CALIFORNIA, County of San Diego ss.

Personally appeared the above named JONATHAN B. TANNENBAUM and SANDRA F. TANNENBAUM, husband and wife,

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

MARCIA A. RIDDLE
NOTARY PUBLIC
Principal Office, San Diego Co. Calif.

Before me: Marcia A. Riddle
Notary Public for California
My commission expires

My Commission Expires January 26, 1973

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

TO

AFTER RECORDING RETURN TO

Willie L. Ellison
5751 Shaw Street
San Diego, Calif.
92139

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

STATE OF OREGON,

County of KLAMATH ss.

I certify that the within instrument was received for record on the 10th day of October, 1972, at 10:55 o'clock A.M., and recorded in book M 72 on page 11526. Record of Deeds of said County.

Witness my hand and seal of County affixed.

WM. D. MILNE

COUNTY CLERK Title.

By Deputy

Fee \$ 2.00

208-3423

OCT 10 10 54 AM 1972

dated...
and...
Bank...
being in...
of...
fully paid...
IN...
seal to be...
Attest...
STATE OF...
COUNTY...
On this...
above named...
to me known...
and acknowledged...
and purpose...
the seal affixed...
WITN...
Approved...
al...

11526 A

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 those encumbrances and liens which are of record in the Office of the Recorder of Klamath County, Oregon, as of October 29, 1971,

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 \$9,400.00.

However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which).[®]

In construing this deed and where the context so requires, the singular includes the plural.

WITNESS grantor's hand this 25th day of October, 1971.

Jonathan B. Tannenbaum
Sandra F. Tannenbaum

CALIFORNIA,
 STATE OF San Diego, County of San Diego) ss. October 25, 1971.
 Personally appeared the above named JONATHAN B. TANNENBAUM and SANDRA F. TANNENBAUM, husband and wife,
 and acknowledged the foregoing instrument to be their voluntary act and deed.

MARCIA A. RIDDLE
 NOTARY PUBLIC
 Principal Office, San Diego Co. Calif.
 My Commission Expires January 26, 1973

Before me: *Marcia A. Riddle*
 Notary Public for California
 My commission expires _____

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

TO _____

AFTER RECORDING RETURN TO
Willie S. Ellison
5751 Shaw Street
San Diego, Calif.
92139.

STATE OF OREGON,) ss.
 County of KLAMATH)
 I certify that the within instrument was received for record on the 10th day of October, 1972, at 10:55 o'clock A.M., and recorded in book M 72 on page 11526.
 Record of Deeds of said County.
 Witness my hand and seal of County affixed.

WM. D. MILNE
 COUNTY CLERK Title.
 By *[Signature]* Deputy
 Fee \$ 2.00

(DON'T USE THIS SPACE; RESERVED FOR RECORDING LABEL IN COUNTIES WHERE USED.)

dated _____
 and _____
 Bank _____
 being in _____
 of _____
 fully paid _____
 IN _____
 seal to be _____
 Attest: _____
 STATE OF _____
 COUNTY _____
 On this _____
 above named _____
 to me known _____
 and acknowledged _____
 and purpose _____
 the seal affixed _____
 WITN _____
 Approved _____
 ml: _____