

100 4 21 113

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That LAWRENCE A. GERAGHTY and ESTRID A. GERAGHTY, husband and wife, hereinafter called the Grantor, for the consideration hereinafter stated to the grantor paid by MUREL A. LONG and BARBARA E. LONG, husband and wife, hereinafter called the grantees, does hereby grant, bargain, sell and convey unto the grantees, as tenants by the entirety, the heirs of the survivor and their assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

PARCEL ONE: The North half of the Southwest quarter (N $\frac{1}{2}$ SW $\frac{1}{4}$), of Section One in Township 41S, Range 10 EWM, subject to the rights of way of record for roads and ditches.

PARCEL TWO: That portion of the SW $\frac{1}{4}$ NE $\frac{1}{4}$ lying Southerly of the Klamath Irrigation Ditch in Section 1, Township 41S, range 10 EWM.

PARCEL THREE: SE $\frac{1}{4}$ of Section 1, Township 41S, Range 10 EWM, EXCEPTING THEREFROM THE PREMISES described in deed from Theron W. Jones, also known as T.W. Jones, and Dorris B. Jones, husband and wife, to Sadie Woods, recorded October 21, 1952 in Book 257, page 304, Deed Records of Klamath County, Oregon, described as follows:

A tract of land situated in SE $\frac{1}{4}$ of Section 1, Township 41S, Range 10 EWM, bounded as follows:
Beginning at the iron pin which marks the quarter section corner common to Sections 1 and 12, Township 41S, Range 10 EWM; running thence North 0 deg. 29' West along the quarter line, which line is also the East boundary of Sunshine tracts a distance of 674 feet to an iron pin; thence South 89 deg. 51' East a distance of 193.9 feet to a point; thence South 0 deg. 29' East parallel to the above mentioned quarter line a distance of 673.2 feet to a point on the South line of said Section 1 which line is also the centerline of the Dalles California Highway; thence North 89 deg. 57' West along said south section line a distance of 193.9 feet, more or less, to point of beginning.

ALSO EXCEPTING THEREFROM THAT portion conveyed to Great Northern Railway Company by deed dated June 13, 1931, recorded June 13, 1931 in Book 95 page 459, Deed Records of Klamath County, Oregon;

ALSO EXCEPTING THEREFROM that portion conveyed to United States of America by deed dated October 9, 1908, recorded October 13, 1908 in Book 25, page 135, Deed Records of Klamath County, Oregon.

SUBJECT TO: Easements and rights of way of record or apparent on the land; liens of the City of Merrill, if any; and contracts, proceedings, assessments, regulations and statutes for irrigation or drainage purposes.

WILBUR O. BRICKNER
ATTORNEY AT LAW
MERRILL, OREGON

To Have and to Hold the above described and granted premises unto the said grantees, as tenants by the entirety, their heirs and assigns forever.

And grantor hereby covenants to and with grantees and the heirs of the survivor and their assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances 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 \$140,000.00.

In construing this deed and where the context so requires, the singular includes the plural, the masculine includes the feminine and the neuter and, generally all grammatical changes shall be made, assumed and implied to make the provisions hereof apply equally to corporations and to individuals.

IN WITNESS WHEREOF, the grantor has executed this instrument on the 15th day of March, 1973.

Lawrence A. Geraghty
Lawrence A. Geraghty
Estrid A. Geraghty
Estrid A. Geraghty

STATE OF OREGON,)
County of Klamath) ss.

On this 15th day of March, 1973, before me, the undersigned, a Notary Public for Oregon, personally appeared the above named Lawrence A. Geraghty and Estrid A. Geraghty, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

Wilbur O. Brickner
Wilbur O. Brickner
Notary Public for Oregon
My commission expires Oct. 29, 1975

Wilbur O. Brickner
Notary Public for Oregon
My comm. expires 10/29/75

Return
Federal Land Bank
P.O. Box 148
Klamath Falls, Oregon
97601

WILBUR O. BRICKNER
ATTORNEY AT LAW
MERRILL, OREGON

STATE OF OREGON,
County of Klamath
Filed for record at request of
Klamath County Title Co.
on this 16 day of March A.D. 1973
at 4:32 P.M. and
recorded in Vol. M73 of Deeds
Page 2534
Wm. J. MILNE, County Clerk
By *Cynthia Anderson* CRL
Fee \$4:00