

74434

## - WARRANTY DEED -

7 C RANCH, INC., a corporation, hereinafter called grantor, conveys to JOHN W. BROOKER and MERI P. BROOKER, husband and wife, all that real property situated in Klamath County, Oregon, described as:

SW 1/4 SW 1/4 Section 12, Township 37 South, Range 14 East of the Willamette Meridian, Klamath County, Oregon

and covenant that grantor is the owner of the above described property free of all encumbrances, except reservations, restrictions, easements and rights of way of record and those apparent upon the land; special assessment for farm use and any additional tax due thereon caused by disqualification; one-half interest in the mineral rights as reserved in Deed Volume 46 at page 180, Deed Volume 46 at Page 391, Deed Volume 47 at page 546 and Deed Volume 85 at page 248, all in records of Klamath County, Oregon; rights of public in and to any portion of said premises lying within the limits of roads and highways; SUBJECT TO: a 30 foot easement for roadway purposes along the exterior boundaries of the above-described property for the use and benefit of adjoining property owners; and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is Four Thousand and No/100 ths (\$4,000.00) DOLLARS.

The foregoing recital of consideration is true as I verily believe.

DATED this 20th day of March, 1973.

7 C RANCH, INC., a corporation

By Donald V. Nonella President

By Barbara J. Nonella Secretary

STATE OF OREGON )  
County of Klamath ) ss.

March 20th, 1973

Personally appeared the above named DONALD V. NONELLA, and BARBARA J. NONELLA, both to me personally known, who being duly sworn, did say that he, DONALD V. NONELLA is President, and she BARBARA J. NONELLA, is Secretary of grantor corporation and that the seal affixed hereto is its seal and that this deed was voluntarily signed and sealed in behalf of the corporation by authority of its Board of Directors.

John D. Goeckner  
Notary Public for Oregon

My commission expires: 11/25/76

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Tra nsamerica Title Ins. Co.

this 21 day of March A. D., 1973 at 11:30 o'clock A. M., and duly recorded in

Vol. M73, of Deeds on Page 3003

Fee \$2.00

WM. D. MILNE, County Clerk

By Harold L. Drayton

RETURN: John W. Brooker, 3645 Grand Avenue Suite 102, Oakland, California