

KNOW ALL MEN BY THESE PRESENTS, That MARTHA KELLER, a widow

, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JOE L. KELLER and ROSIE A. KELLER, 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 real property described in Exhibit "A" attached hereto and thereby made a part hereof as if fully set forth hereat.

SUBJECT TO: 1972-73 taxes; acreage and use limitations under provisions of United States Statutes and regulations issued thereunder; liens, assessments, regulations, contracts, easements, and water and irrigation rights of Klamath Project and Enterprise Irrigation District; regulations, liens, assessments, and laws relating to South Suburban Sanitary District; and easements and rights of way of record and apparent thereon,

(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 above,

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 \$ 33,500.00. However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which) mortgage. \$3,500.00 cash and \$30,000.00 purchase money

In construing this deed and where the context so requires, the singular includes the plural. WITNESS grantor's hand this 1st day of March, 1973.

M. Keller

STATE OF OREGON, County of Klamath) ss. March 1, 1973.
Personally appeared the above named MARTHA KELLER

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

Before me: *Alameda F. Giambrini*
Notary Public for Oregon
My commission expires Aug 5, 1974

(OFFICIAL SEAL)

NOTE—The sentence between the symbols ①, if not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

WARRANTY DEED

MARTHA KELLER

TO
JOE L. KELLER and
ROSIE A. KELLER

AFTER RECORDING RETURN TO

M. Keller
P.O. Box 532 C
City

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

STATE OF OREGON

County of) ss.
I certify that the within instrument was received for record on the day of , 19 , at o'clock M., and recorded in book on page or as filing fee number , Record of Deeds of said County. Witness my hand and seal of County affixed.

By Hazel D. Dugan Deputy

A tract of land situated in the SW $\frac{1}{4}$ of Section 12, T39S, R9EWM, Klamath County, Oregon, more particularly described as follows:

Beginning at a 2-inch by 36-inch iron pipe, marking the initial point of "TRACT 1020", said point being South 1421.62 feet and East 620.16 feet from the west one-fourth corner of said section 12; thence along the easterly boundary of said Tract 1020, N53°53'37"E 210.00 feet; thence northwesterly on the arc of a curve to the right (radius = 3534.72 feet, central angle = 00°23'40" and long chord bears N35°54'23"W 24.33 feet) 24.33 feet; thence N58°56'55"E 270.78 feet; thence N56°42'31"E 70.56 feet; thence N51°36'06"E 91.03 feet; thence N45°49'40"E 91.03 feet; thence N40°04'17"E 91.03 feet; thence N33°42'48"E 109.40 feet; thence N28°21'15"E 60.00 feet; thence N23°04'40"E 106.54 feet to the most southerly corner of TRACT 1037 (5th Addition to Sunset Village); thence along the easterly line of said Tract 1037: N16°48'42"E 91.38 feet; N11°06'27"E 88.75 feet; N05°29'10"E 88.76 feet; N01°20'16"E 42.25 feet; North 366 feet, more or less, to the north line of the SW $\frac{1}{4}$ of said section 12; thence easterly along said line 565 feet, more or less, to its intersection with the centerline of an existing drain ditch; thence S02°35'00"E along the centerline of said ditch 1250 feet, more or less, to its intersection with the centerline of a drain ditch from the east; thence southeasterly along the centerline of the drain from the east 1200 feet, more or less, to its intersection with the northerly right-of-way line of the U.S.D.R. "A" canal; thence northwesterly along said right-of-way line 750 feet, more or less, to the point of beginning, containing 33.5 acres, more or less, and the bearings of the above described tract of land based on "TRACT 1020".

EXHIBIT "A"

STATE OF OREGON, |
County of Klamath |

Filed for record at request of

TRANSAMERICA TITLE INS. CO

on this 27th day of March A.D. 19 73

at 4:04 o'clock P M, and duly

recorded in Vol. M 73 of DEEDS

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Wm D. MILNE, County Clerk

By *Harold Day* Deputy

Fee \$ 4.00