

KNOW ALL MEN BY THESE PRESENTS, That JOSEPH M. VIEIRA, aka JOE VIEIRA, and LUCILLE E. VIEIRA, husband and wife, Grantors,

in consideration of Ten & No/100, (\$10.00), & other consideration Dollars,

to them paid by GRANT F. BROWN and LOIS M. BROWN, husband and wife, Grantees,

do hereby grant, bargain, sell and convey unto said GRANT F. BROWN and LOIS M. BROWN, husband and wife,

their heirs and assigns, all the following real property, with the tenements, hereditaments and appurtenances, situated in the County of Klamath and State of Oregon, bounded and described as follows, to-wit:

The W $\frac{1}{2}$ SE $\frac{1}{4}$  and the SE $\frac{1}{4}$ SW $\frac{1}{4}$  of Section 1, and the W $\frac{1}{2}$ NE $\frac{1}{4}$  and the E $\frac{1}{2}$ NW $\frac{1}{4}$  and the SW $\frac{1}{4}$ NW $\frac{1}{4}$  of Section 12, all in Township 38 South, Range 11 $\frac{1}{2}$  East of the Willamette Meridian; EXCEPTING the following: All that portion of the NW $\frac{1}{4}$ SE $\frac{1}{4}$  of Section 1, Township 38 South, Range 11 $\frac{1}{2}$  East of the Willamette Meridian in Klamath County, Oregon, lying North of the Center of the County Road running Easterly and Westerly through said tract as said County Road presently exists on the ground.

AND ALSO the NW $\frac{1}{4}$ SW $\frac{1}{4}$  of Section 1, Township 38 South, Range 11 $\frac{1}{2}$  East of the Willamette Meridian.

EXCEPTING from the above descriptions those portions contained in existing rights of way for roads or highways.

SUBJECT TO: Contracts, liens, assessments, rules and regulations for irrigation and drainage, and, reservations, restrictions, easements and rights of way of record, and those apparent on the land.

To Have and to Hold the above described and granted premises unto the said GRANT F. BROWN and LOIS M. BROWN, husband and wife,

their heirs and assigns forever.

And JOSEPH M. VIEIRA, aka JOE VIEIRA, and LUCILLE E. VIEIRA, husband and wife, the grantor.S.

above named do covenant to and with the above named grantee.S. their heirs and assigns that they are lawfully seized in fee simple of the above granted premises, that the above granted premises are free from all encumbrances, except that certain mortgage, including the terms and provisions thereof, given by Joe M. Vieira and Lucille E. Vieira, husband and wife, to The Federal Land Bank of Spokane, a corporation, dated December 27, 1962, recorded January 9, 1963, in Mortgage Volume 215 at page 97, Records of Klamath County, Oregon, to secure the payment of \$20,000.00, which Grantees herein assume and agree to pay according to the terms and tenor thereof, and hold Grantors harmless therefrom.

and that they will and their heirs, executors and administrators, shall warrant and forever defend the above granted premises, and every part and parcel thereof, against the lawful claims and demands of all persons whomsoever,

Witness their hand S. and seal S. this 9 day of February, 1965.

Executed in the Presence of

Joseph M. Vieira (SEAL)

Lucille E. Vieira (SEAL)

(SEAL)

(SEAL)

STATE OF OREGON,

ss.

County of Klamathday of February, 19 65,

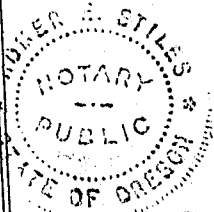
BE IT REMEMBERED, That on this 9 day of February, 19 65,  
 before me, the undersigned, a Notary Public  
 in and for said County and State, personally appeared the within named JOSEPH M. VIEIRA aka  
JOE VIEIRA, and LUCILLE E. VIEIRA, husband and wife, who are known

to me to be the identical individual s. described in and who executed the within instrument and acknowledged  
 to me that they executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and  
 official seal the day and year last above written.

*James C. Stiles*  
 Notary Public for Oregon.

My Commission expires April 20, 1965



# WARRANTY DEED

(FORM No. 2)

TO

STATE OF OREGON,

ss.

County of KLAMATH

I certify that the within instru-  
 ment was received for record on the  
8TH day of May,  
1973, at 11:20 o'clock M.,  
 and recorded in book M 73  
 on page 5533 Record of Deeds  
 of said County.

Witness my hand and seal of  
 County affixed.

M. D. NEINE  
 County Clerk-Recorder.

By *Heidi Dwyer* Deputy.  
 STEVENSON LAW FIRM, CO., PORTLAND

Mrs + Mrs Grand F. Brown  
Rt. 1, Box 323  
Bonanza, Oregon 97023

SEE \$ 4.00