

78795

WARRANTY DEED

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This Indenture Witnesseth, THAT M. R. CORTEZ and VIRGINIA M. CORTEZ, husband

and wife, hereinafter known as grantors for the consideration hereinafter recited, have bargained and sold, and by these presents do grant, bargain, sell and convey unto W. D. EARNHART,

his heirs and assigns, the following described premises, situated in Klamath County, Oregon, to-wit:

Beginning at an iron pin which lies North 1°05' East along the West 40 line of Lot 3, Section 31, Township 37 South, Range 9 East of the Willamette Meridian, a distance of 483.3 feet from the iron pin which marks the Southwest corner of said Lot 3 and running thence North 26°39' East a distance of 450.5 feet to an iron pin; thence North 63°21' West a distance of 123.75 feet to a point; thence North 16°06' West a distance of 67 feet to a point on the South right-of-way line of the Old Dalles-California Highway; thence in a Westerly direction following the South right-of-way line of the Old Dalles-California Highway a distance of 55 feet to a point which lies on the West 40 line of said Lot 3; thence South 1°05' West along the West 40 line of said Lot 3 a distance of 500 feet, more or less, to the point of beginning, said tract containing 1.08 acres, more or less, in Lot 3, Section 31, Township 37 South, Range 9, E.W.M.

Subject to: Acreage and use limitations under provisions of United States Statutes and regulations issued thereunder; Liens and assessments, contracts, water rights, proceedings, taxes relating to irrigation, drainage and/or reclamation of said lands, and all rights of way for ditches, canals and conduits, if any of the above there may be; Easements and rights of way of record or apparent on the land; and real property taxes for fiscal year 1973-74 which are now a lien but not yet payable.

The true and actual consideration for this transfer is \$ 2,700.00

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

TO HAVE AND TO HOLD the said premises with their appurtenances unto the said grantee, his heirs and assigns forever. And the said grantors do hereby covenant to and with the said grantee, his heirs and assigns, that they are the owners in fee simple of said premises; that they are free from all incumbrances, except those above set forth, and that they will warrant and defend the same from all lawful claims whatsoever, except those above set forth.

IN WITNESS WHEREOF, they have hereunto set their hands and seals this 9th day of July, 1973

X M. R. Cortez (SEAL) Virginia M. Cortez (SEAL)
X _____ (SEAL) _____ (SEAL)

STATE OF OREGON, County of Klamath, ss. July 9, 1973
Personally appeared the above named M. R. Cortez and Virginia M. Cortez,
husband and wife,
and acknowledged the foregoing instrument to be their voluntary act and deed.

From Office of
GANONG, GORDON & SISEMORE
First Federal Building
Klamath Falls, Oregon

Before me:

Notary Public for Oregon
My commission expires 8-5-75

W. D. Earnhart
6239 Main Street
Orangevale, California 95662

STATE OF OREGON,
County of Klamath ss.

I certify that the within instrument was received for record on the 11 day of July, 1973, at 4:06 o'clock p. M., and recorded in book M-73 on page 8873 Record of Deeds of said County.

Witness my hand and seal of County affixed.

By Wm. D. Milne County Clerk-Recorder
Hazel L. Hazen Deputy
Fee 2.00