

A-23770

81352

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KNOW ALL MEN BY THESE PRESENTS, That

RICHARD J. SMITH

hereinafter called the grantor, for the consideration hereinafter stated,
to grantor paid by EVERETT L. LEACH and WAYNE M. COLE

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, sit-
uated in the County of Klamath and State of Oregon, described as follows, to-wit:

SW 1/4 of Section 21, Township 39 South, Range 9 East of
the Willamette Meridian; EXCEPTING those portions deeded
at Vol 28, page 245, and Vol 93, page 231, and Vol 282,
page 547, all in Deed Records of Klamath County, Oregon.

(See attached page for further exceptions)

(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 above described.

and that
grantor will warrant and forever defend the above granted premises and every part and parcel thereof against the law-
ful 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 \$ part of an over-
all assignment
However, the actual consideration consists of or includes other property or value given or promised which is and
Sale transaction.
part of the
the whole
consideration (indicate which).^①

In construing this deed and where the context so requires, the singular includes the plural.
WITNESS grantor's hand this 13th day of April 1972

STATE OF OREGON, County of Klamath ss. April 13, 1972.
Personally appeared the above named RICHARD J. SMITH

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

Before me: Kathleen A. Jynell
Notary Public for Oregon
My commission expires 8/22/75

(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

TO

AFTER RECORDING RETURN TO

Federal Land Bank

STATE OF OREGON,

County of

I certify that the within instru-
ment was received for record on the
day of 19

at o'clock M., and recorded
in book on page

Record of Deeds of said County.

Witness my hand and seal of
County affixed.

Title.

By Deputy

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

13114

SUBJECT TO: Acreage and use limitations under provisions of the United States Statutes and regulations issued thereunder. Liens and assessments of Klamath Project and Klamath Irrigation District, and regulations, contracts, easements, and water and irrigation rights in connection therewith; rights of the public in and to any portion of said premises lying within the limits of public roads or highways; easement, including the terms and provisions thereof, to the United States of America, recorded April 10, 1906, in Deed Volume 19 at page 636, Records of Klamath County, Oregon; easement, including the terms and provisions thereof, to the United States of America, recorded May 1, 1908, in Deed Volume 24 at page 149, Records of Klamath County, Oregon; Mortgage, including the terms and provisions thereof, dated September 5, 1962, recorded September 14, 1962, in Mortgage Volume 202 at page 604, given to secure the payment of \$21,000.00 with interest thereon and such future advances as may be provided therein, executed by Wendell G. Beyer and Alice F. Beyer, husband and wife, to The Federal Land Bank of Spokane, a corporation, in the present amount of \$18,963.52 with interest; and that certain Contract of Purchase dated November 20, 1964 between Wendell G. Beyer and Alice F. Beyer, sellers, and Alex W. Chernabaeff and Ann Chernabaeff, buyers, covering the property described above having a present unpaid balance of \$16,895.86, which purchaser agrees to pay, contracts, water rights and assessments of Klamath Basin Improvement District.

Ret. Federal Land Bank
P.O. BOX 148

STATE OF OREGON,
County of Klamath

Filed for record at request of

Klamath County Title

on this 27th day of Sept 1973

at 4:01 P. M. and day

recorded at Vol. M73 Deeds

ago 13113

Wm. J. Hamilton, County Clerk

By *Linda Paulata* Deputy

Fee \$4.00

Page -2- WARRANTY DEED

BEDDOE, HENDERSON & HAMILTON
ATTORNEYS AT LAW
230 MAIN STREET
KLAMATH FALLS, OREGON 97601