

1967/50

81987

KNOW ALL MEN BY THESE PRESENTS, That Maryallice Freeman

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Orval K. Musgrove and Fern M. Musgrove, 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: A tract of land situated in the NE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 14, and the NW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 13, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the section line common to said Section 13 and 14, said point being South 00°11'15" East, 840.00 feet from the corner common to Sections 11, 12, 13 and 14, Township 39 South, Range 9, East of the Willamette Meridian; thence North 89°55'40" West, parallel to the North line of said Section 14, 1322.77 feet to the Easterly right of way line of Homedale Road to the point of beginning; thence South 00°07'00" West along said Easterly right of way line, 290.00 feet; thence South 89°55'40" East parallel to the North line of said Section 14 to the East line of said Section 14; thence North 00°11'15" West, 290.00 feet to the point of beginning; ALSO: that portion of the NW $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section 13 lying Westerly of U.S.B.R. 1-C-1-A drain. The total area is 36 acres, more or less.

(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:

1. Regulations, contracts, easements, water rights in connection with the Klamath Project and the Klamath Irrigation District.
2. The within described premises are specially assessed as farm land. If said land becomes disqualified for the special assessment under the statute, an additional tax may be levied for a maximum of the last five years in which the land was subject to the special land use assessment.
3. Rights of the public in any portion of said premises lying within the limits of any road or highway.

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 \$61,000.00.

However, the actual consideration consists of or includes other property or value given or promised which is ~~part of the~~ consideration (indicate which).^o

In construing this deed and where the context so requires, the singular includes the plural.

WITNESS grantor's hand this 28th day of September, 1973.

Maryallice Freeman

STATE OF OREGON, County of Klamath) ss. September 28, 1973

Personally appeared the above named Maryallice Freeman

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

(OFFICIAL SEAL)

Before me:

Guthrie D. Ballou

Notary Public for Oregon

My commission expires 3/13/77

NOTE—The sentence between the symbols ^o, 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

Baldwin Hamilton
Attorney at Law
296 Main
K. O.

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

FEE \$2.00

STATE OF OREGON

County of Klamath } ss.

I certify that the within instru-
ment was received for record on the
28th day of Sept., 1973,
at 2:21 o'clock P.M., and recorded
in book N73 on page 13159 or as
filing fee number 81987, Rec-
ord of Deeds of said County.

Witness my hand and seal of County affixed.

WM. D. MILNE,

COUNTY CLERK

Title

By Lucia Quintela Deputy