

A-23807
FORM No. 633-WARRANTY DEED.

82589

VOL. 112 PAGE 13910

1967/50

KNOW ALL MEN BY THESE PRESENTS, That FRANK MILES MAYFIELD and VIRGINIA E. MAYFIELD, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JOHN P. WALLAN and CAROL J. WALLAN, 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 South 139.2 feet of the West 156.5 feet of Tract 63, and the South 139.2 feet of the West 156.5 feet of Tract 64 of FAIR ACRES SUBDIVISION NO. 1, EXCEPTING THEREFROM the South 118 feet of the East 136.5 feet of the West one-half of said Tract 64,

Subject to contract and/or lien for irrigation and/or drainage; easements, rights of way of record and apparent on the land; reservations and restrictions of record, and rules, regulations and assessments of South Suburban Sanitary District. Easement and right of way as disclosed by Deed from K. J. Hallas et ux to Dale E. Heath, et ux., dated October 7, 1959, recorded October 12, 1959, in Deed Volume 316 page 404, records of Klamath County, Oregon.

(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 set forth.

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 \$22,100.00.

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

In construing this deed and where the context so requires, the singular includes the plural. WITNESS grantor's hand this 15th day of October, 1973.

STATE OF OREGON, County of Klamath, ss. FRANK MILES MAYFIELD and VIRGINIA E. MAYFIELD, husband and wife,

Personally appeared the above named MAYFIELD, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: Gerald V. Brown
Notary Public for Oregon
My commission expires 11-12-74

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

WARRANTY DEED

FRANK MILES MAYFIELD

et ux.

TO

JOHN P. WALLAN

et ux.

AFTER RECORDING RETURN TO

1st Fed 3/L
Shasta Plaza Bldg.
Klamath Falls, OR
97601

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

FEE \$ 2.00

STATE OF OREGON

County of Klamath

I certify that the within instrument was received for record on the 16th day of OCTOBER, 1973, at 1:15 o'clock P.M., and recorded in book M. 73, on page 13910 or as file number 82589, Record of Deeds of said County.

Witness my hand and seal of County affixed.

WM. D. MILNE

COUNTY CLERK

Title

By [Signature] Deputy