

KNOW ALL MEN BY THESE PRESENTS, That WILLIAM J. NORTHCOTE and THELMA O. NORTHCOTE, as tenants by the entirety, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by MODOC LUMBER CO., an Oregon corporation

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 N $\frac{1}{2}$ N $\frac{1}{2}$ N $\frac{1}{2}$ SW $\frac{1}{4}$ Section 20, Township 33 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

SUBJECT TO: Reservations, restrictions, easements and/or rights-of-way of record and those apparent on the land.

(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 stated hereinabove,

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 \$3,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which).

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

WITNESS grantor's hand this 4th day of Feb. 1974

William J. Northcote
WILLIAM J. NORTHCOTE
Thelma O. Northcote
THELMA O. NORTHCOTE

STATE OF CALIFORNIA County of Orange) ss. Feb. 4, 1974
Personally appeared the above named William J. Northcote and Thelma O. Northcote

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

Before me: Geraldine Kitchens
GERALDINE KITCHENS
NOTARY PUBLIC - CALIFORNIA
ORANGE COUNTY
My Commission Expires Feb. 14, 1976
Notary Public for Orange California
My commission expires Feb. 14, 1974

NOTE—The sentence beginning with the symbol ©, if not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

WARRANTY DEED

WILLIAM & THELMA NORTHCOTE

TO
MODOC LUMBER CO.

AFTER RECORDING RETURN TO
REESLEY & KNUTSON
121 S. 6TH
KLAMATH FALLS, OREGON 97601

Until a change is requested, all tax statements shall be sent to the following address:
Modoc Lumber Co
P.O. Box 157
City

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

FFE \$ 2.00

STATE OF OREGON

County of Klamath } ss.

I certify that the within instrument was received for record on the 12th day of FEBRUARY, 1974, at 4:10 o'clock PM., and recorded in book M 71, on page 2338 or as file number 85959, Record of Deeds of said County.

Witness my hand and seal of County affixed.

WM. D. MILNE

COUNTY CLERK

By Hazel Dray Deputy Title