

KNOW ALL MEN BY THESE PRESENTS, That

George A. Applegate

, hereinafter called the grantor,  
for the consideration hereinafter stated to the grantor paid by Allan D. Wiard and  
Barbara J. Wiard, husband and wife,  
hereinafter called the grantees, does hereby grant, bargain, sell and convey unto the grantees, as tenants by the en-  
tirety, the heirs of the survivor and their assigns, that certain real property, with the tenements, hereditaments and  
appurtenances thereunto belonging or appertaining, situated in the County of Klamath, State of  
Oregon, described as follows, to-wit:

Tract 8 and that part of Tract 7 lying South and West of the  
U. S. Irrigation Canal in 400 SUBDIVISION, Klamath County,  
Oregon.

Subject, however, to the following:  
1. The assessment roll and the tax roll disclose that the within  
described premises were specially assessed as farm land. If the  
land becomes disqualified for the special assessment under the  
(for continuation of this description see reverse side)  
(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the above described and granted premises unto the said grantees, as tenants by the en-  
tirety, their heirs and assigns forever.

And grantor hereby covenants to and with grantees and the heirs of the survivor and their assigns, that gran-  
tor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except  
as noted of record as of the date of this deed and those apparent  
upon the land, if any, as of the date of this deed;

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 \$47,000.00  
However, the actual consideration consists of or includes other property or value given or promised which is  
part of the consideration (indicate which)

In construing this deed and where the context so requires, the singular includes the plural, the masculine in-  
cludes the feminine and the neuter and, generally, all grammatical changes shall be made, assumed and implied to  
make the provisions hereof apply equally to corporations and to individuals.

IN WITNESS WHEREOF, the grantor has executed this instrument on the 5th day of  
April, 1974; if the grantor is a corporation, it has caused its corporate name to be signed and its cor-  
porate seal to be affixed hereunto by its officers duly authorized thereunto by order of its board of directors.

George A. Applegate  
George A. Applegate

(If executed by a corporation  
affix corporate seal)  
Marlene T. Addington  
Notary Public for Oregon  
My commission expires 3-21-77

STATE OF OREGON, ) ss.  
County of Klamath  
April 5, 1974.  
Personally appeared the above named  
George A. Applegate  
and acknowledged the foregoing instru-  
ment to be his voluntary act and deed.

Before me:  
(OFFICIAL SEAL) Marlene T. Addington  
Notary Public for Oregon  
My commission expires: 3-21-77

STATE OF OREGON, County of ) ss.  
1974.  
Personally appeared \_\_\_\_\_ and  
\_\_\_\_\_ who, being duly sworn,  
each for himself and not one for the other, did say that the former is the  
\_\_\_\_\_ president and that the latter is the  
\_\_\_\_\_ secretary of \_\_\_\_\_, a corporation,  
and that the seal affixed to the foregoing instrument is the corporate seal  
of said corporation and that said instrument was signed and sealed in be-  
half of said corporation by authority of its board of directors; and each of  
them acknowledged said instrument to be its voluntary act and deed.  
Before me:

Notary Public for Oregon  
My commission expires: \_\_\_\_\_  
(OFFICIAL SEAL)

NOTE—The sentence between the symbols ( ), if not applicable, should be deleted. See ORS 93.030.

# WARRANTY DEED

TO \_\_\_\_\_  
AFTER RECORDING RETURN TO  
Mr. & Mrs. Allan D. Wiard  
Rt 1, Box 578, City 97601  
Until a change is requested, all tax statements  
shall be sent to the following address:  
Dept. of Veterans' Affairs  
1225 Ferry S.E., Salem, ORE.

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

STATE OF OREGON ) ss.  
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 \_\_\_\_\_ or as  
file number \_\_\_\_\_, Record of  
Deeds of said County.  
Witness my hand and seal of  
County affixed.  
\_\_\_\_\_  
By \_\_\_\_\_ Title \_\_\_\_\_ Deputy \_\_\_\_\_



4200

2. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Irrigation District.

2. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Irrigation District.

3. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Basin Improvement District.

4. Subject to the terms and provisions of that certain instrument recorded July 24, 1970 in Volume M-70 at page 6187 as "Notice to persons intending to Plat Lands within the Klamath Basin Improvement District."

5. Mortgage, including the terms and provisions thereof, dated March 27, 1973, recorded March 27, 1973 in Book M-73 at page 3516, mortgage Records, given to secure the payment of \$29,000.00, with interest thereon and such future advances as may be provided therein, executed by George A. Applegate to State of Oregon represented and acting by the Director of Veteran's Affairs, which Grantees agree to assume and pay, the present unpaid principal balance of which is \$28,836.70.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

STATE OF OREGON; COUNTY OF Klamath  
Filed for record at request of TRANSAMERICA TITLE INS. CO  
this 5th day of APRIL, A. D. 1974 at 3:50 o'clock P M., and  
duly recorded in Vol. M 74, of DEEDS on Page 4190  
Wm. D. MILNE, County Clerk

FREE \$ 4.00

Wm D. MILNE, County Clerk

Wm D. MILNE, County Clerk

FORM No. 1967/50

1. NAME (Last, First, Middle, Initial, Suffix)  
 2. COUNTRY OF BIRTH  
 3. DATE OF BIRTH (If not in U.S.A., mention day, month, year)  
 4. SEX  
 5. OCCUPATION  
 6. ADDRESS (Street, City, State, Zip)  
 7. PHONE NO.  
 8. SIGNATURE  
 9. DATE  
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