

87728

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That LARRY C. WICKS and RUBY LEE WICKS, husband and wife, as tenants by the entirety, as to an undivided one-half interest, and R. A. DAVIS and ESTHER DAVIS, husband and wife, as tenants by the entirety, as to an undivided one-half interest, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by SAMUEL P. MENDONCA and MARRIA MENDONCA, husband and wife, as tenants by the entirety, 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 and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lots 3, 4, 5 and 6 in Block 35 of West Klamath, now vacated, Klamath County, Oregon.

SUBJECT TO: Acreage and use limitations under provisions of the United States Statutes and Regulations issued thereunder; liens and assessments of Klamath Project and Plevna District Improvement Company and regulations, contracts, easements, and water irrigation rights in connection therewith; right to the public in and to any portion of the above described premises lying within the limits of roads and highways; and easements and rights of way of record and apparent thereon.

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 for this transfer, stated in terms of dollars, is \$1,400.00.

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

WITNESS grantor's hand this 11 day of June, 1969.

Larry C. Wicks
Ruby Lee Wicks
Esther Davis
 By R. A. Davis
 Their Attorney-in-Fact
R. A. Davis

4602

STATE OF OREGON }
COUNTY OF KLAMATH } ss.

June 11, 1969

Personally appeared R. A. DAVIS, who, being sworn, stated that he is the attorney-in-fact for LARRY C. WICKS, RUBY LEE WICKS and ESTHER DAVIS, and that he executed the foregoing instrument by authority of and in behalf of said principals; and he acknowledged said instrument to be their act.

Before me:

Alameda E. Giacomin
Notary Public for Oregon
My Commission expires: Aug 5 1970

(SEAL)

STATE OF OREGON }
COUNTY OF KLAMATH } ss.

June 11, 1969

Personally appeared the above named R. A. DAVIS and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me:

Alameda E. Giacomin
Notary Public for Oregon
My Commission expires: Aug 5 1970

(SEAL)

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Marie L. Mendonca

this 15th day of April, A. D. 1971 at 11:00 o'clock A. M.

duly recorded in Vol. M-74, of Deeds, on Page 4601

W. D. MILNE, County Clerk

By Doris L. Green

Ret: Sam & Maria L. Mendonca

Rt. 3 Box 235 R
Klamath Falls, Ore 97601

Warranty Deed -2-

4/10 csh