

88406

MAY 1 4 00 PM 1974

Vol. 74 Page 5418

Warranty Deed 38-6786

This Indenture Witnesseth, That ALBERT GEORGE KEADY and
SHERYL MARIE KEADY, husband and wife,

herein called "grantors..." in consideration of FORTY-TWO THOUSAND AND NO/100 -----
Dollars to them paid, have bargained and sold and by these presents do grant,
bargain, sell and convey to

PAUL E. FOX and GLADYS H. FOX, husband and wife,

herein called "grantees," their heirs and assigns forever, the following-described
premises, situated in Klamath County, State of Oregon
Township 40 S., R. 13 E.W.M. Section 12: N. 1/2 SW 1/4 and that portion of S. 1/2 SW 1/4 lying
N. of Miller Creek as now located. Section 11: That portion of the S. 1/2 SE 1/4 lying
N. of Miller Creek and E. of Lost River as now located. TOGETHER WITH a perpetual
non-exclusive easement 20 feet wide for ingress and egress to and from said parcel
of real property as follows: The W. 20 feet of the W. 1/2 SW 1/4, Section 7, Township 40
S., R. 14 E.W.M., extending from the N. boundary of the County Road along the S.
boundary of said Section 7 to the N. boundary of Miller Creek Channel across the
said Miller Creek Channel extending from the said bridge across said channel W.
to the E. boundary of the SW 1/4, Section 12, Township 40 S., R. 13 E.W.M., which
said easement shall be appurtenant to and run with grantees' said lands herein
conveyed. SUBJECT TO: (1) Acreage and use limitations under provisions of the
United States Statutes and regulations issued thereunder. Liens and assessments
of Klamath Project and Langell Valley Irrigation District, and regulations, con-
tracts, easements and water and irrigation rights in connection therewith.
(2) Rights of governmental bodies in and to that portion of the herein-described
property lying below the high water mark of Miller Creek. (3) Rights of the
public in and to any portion of the herein-described property lying within the
limits of public roads and highways. (4) Agreement, including the terms and pro-
visions thereof, between G. H. Hancock, et ux, first parties, Garner Lundy, et al,
second parties, Langell Valley Irrigation District, third party, Henry Minnick,
et ux, and Willow Valley Irrigation District, fourth parties, dated May 1, 1940,
recorded February 10, 1947, in Deed Volume 202, Page 133, records of Klamath
County, Oregon, relative to drainage of waste and ditches. (5) Reservations in
deed from The California Oregon Power Company to Laddie Rajnus, et al, dated Feb-
ruary 14, 1945, recorded March 14, 1945, in Deed Volume 174, Page 220, records of
Klamath County, Oregon. (6) Reservations and restrictions, including the terms
and provisions thereof, as set forth in deed from J. C. Stevenson, et ux, to Bide
Steward, et al, recorded September 18, 1961, in Deed Volume 332, Page 264, records
of Klamath County, Oregon,

together with all tenements, hereditaments and appurtenances hereunto belonging or
appertaining, and all estate, right, title and interest in and to the same.
TO HAVE AND TO HOLD said premises unto grantees, their
heirs and assigns forever. Said grantors do covenant to and
with said grantees, their heirs and assigns, that they are the owners
of said premises, being lawfully seized in fee simple thereof; that said premises are
free from all encumbrances, except as above stated;
and that they and their heirs and representatives will warrant and defend
the same from all lawful claims whatsoever.

The true and actual consideration for this transfer is \$42,000.00.

IN WITNESS WHEREOF, We have hereunto set our hands this

18th day of April, 1974.

Albert George Keady
Sheryl Marie Keady

H. F. SMITH
Attorney at Law
534 Main Street
Klamath Falls, Oregon 97601

SEND TAX STATEMENTS TO: THE FEDERAL LAND BANK, 900 Klamath Avenue,
Klamath Falls, Oregon 97601

A-24406
GRANTORS, ROBERT

FORM No. 703-WARRANTY DEED

88408

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State of Oregon
LIEN INSTRUMENT
Real Estate MortgageMAY 1 4 00 PM 1974
IN WITNESS WHEREOF, the United States
day of May 19 74, pub

WITNESSES:

STATE OF Oregon
COUNTY OF Klamath
On this 1st day of MayNotary Public
Medford D. AbbottFarmers Home Administration, United States
and he acknowledged to me that he executed
poos therein mentioned.
In Witness Whereof, I have

STATE OF OREGON
County of KLAMATH

ss. April 18, 1974

Personally appeared the above-named ALBERT GEORGE KEADY and SHERYL MARIE KEADY, husband and wife, known to me to be the identical persons described as grantors in the within Deed, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Albert M. Keady
NOTARY PUBLIC FOR OREGON
My commission expires Oct. 30, 1976

STATE OF OREGON
County of KLAMATH

ss. , 19

Personally appeared who, being first duly sworn, did say that he the of

and that the foregoing Deed was signed in behalf of said corporation by authority of its Board of Directors; and he acknowledged said Deed to be its voluntary act and deed.

Before me:

NOTARY PUBLIC FOR OREGON
My commission expires

Warranty Deed

From

To

Recording Data:

STATE OF OREGON, COUNTY OF KLAMATH, ss.

Filed for record at request of Transamerica Title Ins. Co.

its 1st day of April A. D. 1974 at 4:00 clock PM, and

fully recorded in Vol. 1874 of Deeds on Page 5418.

Fee \$4.00

By W. D. MILNE, County Clerk

Return to:

*Federal Land Bank
900 Klamath Ave
City*

GRANTORS, ROBERT

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State of Oregon
LIEN INSTRUMENT
Real Estate Mortgage

IN WITNESS WHEREOF, the United States
day of MAY 19 74, pub

WITNESSES:

STATE OF Oregon
COUNTY OF Klamath
On this 1st day of MAY

Notary Public
Medford D. Abbott

Farmer, Home Administration, United States
and he acknowledged to me that he executed
the within mentioned
in witness whereof, I have