

A-24504

89744

Vol. 117 Page 7100

FORM No. 633—WARRANTY DEED.

1967/50

KNOW ALL MEN BY THESE PRESENTS, That ELSA C. RUECK, by and through her Guardian, Fred L. Rueck, and FRED LAVERN RUECK, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ALAN CAIN and DARLENE CAIN, 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:

Parcel 1: SE $\frac{1}{4}$ of Section 31 and W $\frac{1}{2}$ SW $\frac{1}{4}$ of Section 32, Township 38 South, Range 11 East of the Willamette Meridian.
NW $\frac{1}{4}$ NW $\frac{1}{4}$ or Lot 4 of Section 5; NE $\frac{1}{4}$ NE $\frac{1}{4}$ or Lot 1 and that portion of the SE $\frac{1}{4}$ NE $\frac{1}{4}$ lying and being on the North side of the Klamath Falls-Bonanza State Highway of Section 6, all in Twp. 39 South, Range 11 East of the Willamette Meridian;
SW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 32; SE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 31, Township 38 South, Range 11 East of the Willamette Meridian.

Parcel 2: SW $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 31, Township 38 South, Range 11 East of the Willamette Meridian.

SUBJECT To: Contracts and/or liens for irrigation and/or drainage; reservations and restrictions of record; and easements and 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 hereinabove set forth; and subject to Mortgage to the Federal Land Bank of Spokane, executed by grantors herein on May 11, 1973, recorded in Mortgage Vol.M-73, Page 5799, Microfilm Records of Klamath County, Oregon, to secure the payment of \$85,000.00, which said Mortgage the grantees hereby assume and agree to pay as the same becomes due and owing;

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 \$130,000.00. 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.
WITNESS grantor's hand this 14th day of May, 1973.

68-32 G
3-19-73 Order to Sell
5-14-73 Order Confirming

ELSA C. RUECK
By Fred L. Rueck Her Guardian.

STATE OF OREGON, County of Klamath) ss.
Personally appeared the above named ELSA C. RUECK by and through her Guardian, Fred L. Rueck, and FRED LAVERN RUECK and acknowledged the foregoing instrument to be his voluntary act and deed, as such Guardian and individually.

(OFFICIAL SEAL)

Before me:

Notary Public for Oregon
My commission expires 9-17-74

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

TO

AFTER RECORDING RETURN TO

No. Donald B. McCann
Rt 1 Box 800
Bonanza, Or 97623

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

STATE OF OREGON

County of Klamath

I certify that the within instrument was received for record on the 10th day of JUNE, 1974, at 2:57 o'clock P.M., and recorded in book M 74 on page 7100 or as filing fee number 89744, Record of Deeds of said County.

Witness my hand and seal of County affixed.

W. D. MILNE

COUNTY CLERK

By Hazel D. Magal Deputy

FEE \$ 2.00