

A-24504

89745

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FORM No. 633—WARRANTY DEED.

1967/50

KNOW ALL MEN BY THESE PRESENTS, That ALAN L. CAIN and DARLENE CAIN, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DONALD B. McCANN and ROLF R. PETERSON, as tenants in common, each owning an undivided one-half interest,

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:

Township 38 South, Range 11 East of the Willamette Meridian

Section 31: SE $\frac{1}{4}$, SE $\frac{1}{4}$ NE $\frac{1}{4}$ Section 32: W $\frac{1}{2}$ SW $\frac{1}{4}$; SW $\frac{1}{4}$ NW $\frac{1}{4}$

Township 39 South, Range 11 East Willamette Meridian

Section 5: NW $\frac{1}{4}$ NW $\frac{1}{4}$ or Lot 4Section 6: 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

Parcel 2:

Township 38 South, Range 11 East of the Willamette Meridian

Section 31: SW $\frac{1}{4}$ NE $\frac{1}{4}$

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 Elsa C. Rueck and Fred LaVern Rueck 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 herein 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 \$ 140,000.00

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 2nd day of August, 1973.

Alan L. Cain
Darlene Cain

STATE OF OREGON, County of Klamath.) ss.

Personally appeared the above named ALAN L. CAIN and DARLENE CAIN, husband and wife, (Darlene F. Cain aka Darlene Cain)

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

Before me: August 7, 1973
Notary Public for Oregon
My commission expires 9/17/74. 8/10/76

(OFFICIAL SEAL)

NOTE—The sentence between the symbols T, if not applicable, should be deleted. See Chapter 402, Oregon Laws 1967, as amended by the 1967 Special Session.

WARRANTY DEED

TO

For Statement

AFTER RECORDING RETURN TO

Donald B. McCann

Rt 1 Box 800

Bonanza Ore

97623

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

STATE OF OREGON

County of Klamath } ss.

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 71 on page 7101 or as file number 89745. Record of Deeds of said County.

Witness my hand and seal of County affixed.

WM. D. HILKE

COUNTY CLERK

Title

By Hagel Magic Deputy

FEE \$ 2.00