

A 74550

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That we John H. Greb and Michele L. Greb, husband and wife, for and in consideration of the sum of \$28,800 — have bargained and sold and by these presents do bargain, sell and convey unto W. George Hibbard and Vickie L. Hibbard, husband and wife, all of the following described real property situated within Klamath County, State of Oregon to wit:

Section 31, Township 36 South, Range 14 E.W.M.

N $\frac{1}{2}$ NE $\frac{1}{4}$ NE $\frac{1}{4}$, N $\frac{1}{2}$ S $\frac{1}{2}$ NE $\frac{1}{4}$ NE $\frac{1}{4}$,

reserving however, unto the grantors, their heirs and assigns forever, a perpetual right of way along and upon the roads now or hereafter constructed by the grantees which impinge in any manner whatsoever upon the acreage herein conveyed, for the benefit of public utilities that may be needed by the grantors and their successors and assigns in that geographical area, and for the purpose of ingress and egress across said premises for the benefit of the grantors and their successors in interest in perpetuity.

TO HAVE AND TO HOLD the above granted premises unto the grantees and unto their heirs and assigns forever. The grantors do hereby covenant with the grantees that they are lawfully seised of a merchantable fee simple title to said premises; that said premises are free of all liens and encumbrances of every kind and nature whatsoever, except (1) recorded rights of way for utilities, roads and easements, if any, apparent upon the ground. The grantors do further covenant to and with the grantees, their heirs and assigns, that they will forever warrant and defend said premises against the lawful claims and demands of all persons whomsoever.

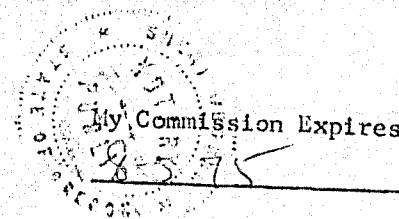
IN WITNESS WHEREOF the grantors have hereunto set their hands and seals this 26 day of June, 1974.

John H. Greb (SEAL)
Michele L. Greb (SEAL)

7900

STATE OF OREGON }
County of Klamath } :SS

On this 26 day of June, 1974, before me personally appeared the within named John H. Greb and Michele L. Greb, husband and wife, and they did then and there acknowledge that they executed the foregoing instrument.



[Signature]
Notary Public for Oregon

on Page _____
W. D. MILNE, County Clerk

Mailbox Stamps to
W. George Hubbard
Clk. K. Co Title Co.
PO Box 151
K. Falls, Oreg. 97601

After Recording, Ret to
K. Co Title Co

STATE OF OREGON; COUNTY OF KLAMATH; ss.
Filed for record at request of KLAMATH COUNTY TITLE CO
this 26th day of JUNE A. D. 1974 at 1:28 o'clock P.M., ss.
duly recorded in Vol. M 74, of DEEDS on Page 7899

FEE \$ 4.00

W. D. MILNE, County Clerk

[Signature]