

90937
WARRANTY DEED
KNOW ALL MEN BY THESE PRESENTS, That DALLIE LUPER and BEATRICE LUPER, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by HAZEL REDDINGTON 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: Beginning at an iron pin on the Westerly right of way line of the U.S.R.S. Lateral, and the North right of way line of the County Road, which lies S 89°33' W along the 40 line a distance of 702.6 feet and N 0°27' W a distance of 30 feet from the iron axle which marks the Southeast corner of the NE 1/4 of NE 1/4 of Section 25, Twp. 39 S., R. 9 E.W.M., in Klamath County, Oregon, and running thence S 89°33' W along the Northerly right of way line of the County Road, a distance of 180.4 feet to an iron pin; thence N 0°27' W a distance of 276.3 feet to an iron pin; thence N 89°23' E a distance of 135 feet to an iron pin on the Westerly right of way line of the U.S.R.S. Lateral; thence S 9°47' E along the Westerly right of way line of the U.S.R.S. Lateral, a distance of 280 feet, more or less, to the point of beginning, said tract containing one acre, more or less in the NE 1/4 of NE 1/4 of Section 25, Twp 39 S., R. 9 E.W.M.

(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 1974-75 real property taxes which are now a lien, but not yet payable, and all future real property taxes & assessments; liens, assessments, regulations, easements, contracts, water & irrigation rights of Klamath Project & Klamath Irrigation District, & those apparent on the land & of record and that grantor will warrant and forever defend the said 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 \$ 25,000.00
In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 17th day of July 1974. if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

STATE OF OREGON,)
County of Klamath) ss.
July 12, 1974.
Personally appeared the above named DALLIE LUPER and BEATRICE LUPER, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.
Notary Public for Oregon
My commission expires 11-12-74

STATE OF OREGON,)
County of Klamath) ss.
1974.
Personally appeared DALLIE LUPER and BEATRICE LUPER, who, being duly sworn, each for himself and not one for the other, did say that the former is the president and that the latter is the secretary of a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in the hall of said corporation by authority of its board of directors and each of them acknowledged said instrument to be its voluntary act and deed.
Before me, Notary Public for Oregon
My commission expires

Dallie Luper & Beatrice Luper
Hazel Reddington
After recording return to:
First Federal Savings & Loan Ass'n
540 Main Street
Klamath Falls, Oregon 97601

STATE OF OREGON,)
County of Klamath) ss.
I certify that the within instrument was received for record on the 15th day of JULY, 1974, at 11:29 o'clock AM., and recorded in book 21 on page 8586 or as file/reel number 90937.
Record of Deeds of said county.
Witness my hand and seal of County affixed.
R. D. HULME
Recording Officer
By Hazel Reddington Deputy
FEE \$ 2.00