

32648

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KNOW ALL MEN BY THESE PRESENTS, That Edward Tardy, an unmarried man

hereinafter called grantor, Alyce Arizo, husband and wife

hereinafter called grantee, and unto grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

The west half of the east half of the north half of the south half of the north half of Government Lot Seven, Section Five, Township Thirty-seven South, Range Ten East, Willamette Baseline and Meridian

TOGETHER WITH an easement thirty feet in width over the west half of the north half of the south half of the north half of said Government Lot Seven, approximately coinciding with an existing roadway now apparent, for ingress, egress, utilities lines, and incidental purposes

SUBJECT TO an easement thirty feet in width, approximately coinciding with an existing roadway now apparent, for ingress, egress, utilities lines, and incidental purposes

and SUBJECT SUBJECT TO conditions, restrictions, reservations, and easements of record, including a grant of right of way to Pacific Power and Light Company for power transmission cable.

This deed is given in fulfillment of that certain real estate contract between the parties hereto, dated January 24, 1969, and the covenants of warranty herein shall not apply to any title, interest, or encumbrance arising by, through, or under the purchaser in said contract, nor to any taxes, assessments or other charges levied, assessed or becoming due subsequent to the date of said contract.

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

And the grantor hereby covenants to and with the said grantee and grantee's heirs, successors and assigns that said real property is free from incumbrances created or suffered thereon by grantor and that grantor will warrant and defend the same and every part and parcel thereof against the lawful claims and demands of all persons claiming by, through, or under the grantor.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$501.17

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 the singular includes the plural as the circumstances may require.

Witness grantor's hand this

26 day of August

1974

Edward Tardy

STATE OF OREGON, County of Klamath
Personally appeared the above named

ss.

Edward Tardy

August 26

1974

and acknowledged the foregoing instrument to be his

voluntary act and deed.

OFFICIAL SEAL
MABELLE A. MC KINSEY
NOTARY PUBLIC - CALIF. DIVISION
MODOC COUNTY
My Commission Expires 12/31/75

Before me:

Mabelle A. McKinsey
Notary Public for Oregon, California
My commission expires

NOTE: The certificate of the Notary Public, if not applicable, should be deleted. See Chapter 467, Oregon Laws 1927, as amended by the 1967 Special Session.

Special
WARRANTY DEED

TO

(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 instru-
ment was received for record on the
24th day of September 1974,
at 11:20 o'clock a.m., and recorded
in book M-74 on page 11761
Record of Deeds of said County.

Witness my hand and seal of
County affixed.

Wm. D. Milne

County Clerk

By Evelyn L. Larkin

Deputy

2.00