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WARRANTY DEED Vol. 74 Page 12937

93543

KNOW ALL MEN BY THESE PRESENTS, That RAYBURN D. SOUTH and GAYLE I. SOUTH, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by LEONA R. LOBBEN & LINDA M. DEVINE, as joint tenants with right of survivorship 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 thereto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Beginning at a point which lies N 1°14' W a distance of 680.3 feet and S 89°26' W a distance of 205 feet from an iron pin which marks the section corner common to Sections 2, 3, 10 and 11, Township 39 South, Range 9 E., W. M., running thence S 89°26' W a distance of 125 feet; thence N 1°4' W a distance of 144.2 feet; thence N 89°24' E a distance of 125 feet; thence S 1°14' E a distance of 144.3 feet, more or less, to the place of beginning in S 1/2 S 1/2 N 1/2 SE 1/4 of Section 3, Twp 39 S., R. 9 E.W.M.

SUBJECT TO: 1974-75 real property taxes which are now a lien, but not yet payable, and all future real property taxes and assessments, regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Irrigation District; regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District; reservations, restrictions, 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 above set forth

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 \$ 12,000.00

① However, the actual consideration consists of /or in addition to/ other property or value given or proposed which is not described above, if it is not clearly described, it is not included in the amount.

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 2 day of October, 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.

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,)
County of Klamath)
October 2, 1974.

STATE OF OREGON, County of)
19)
Personally appeared _____ and

Personnel appeared the above named RAYBURN
D. SOUTH and GAYLE I. SOUTH,
husband and wife.

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

Before me: (OFFICIAL SEAL)

Notary Public for Oregon
My commission expires 9-26-77

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 _____

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 behalf 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:

(OFFICIAL SEAL)

Notary Public for Oregon
My commission expires:

Rayburn D. South & Gayle I. South
2707 Corvallis
Klamath Falls, Oregon

GRANTOR'S NAME AND ADDRESS
Leona R. Lobben and Linda M. Devine

GRANTEE'S NAME AND ADDRESS
After recording return to:
Frank

NAME, ADDRESS, ZIP
Until a change is requested all tax statements shall be sent to the following address.
Leona R. Lobben TAXES
4013 Mack
Klamath Falls, Oregon
NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the
3rd day of OCTOBER, 1974,
at 10:16 o'clock A.M., and recorded
in book M page 12937, c. 22
title/reel number 93543
Record of Deeds of said county.

Witness my hand and seal of
County affixed.

W.H. D. MILNE
Recorder of Deeds
By *Frank* Deputy

Fee \$ 2.00