

1-1-74

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28-7117

WARRANTY DEED

Vol. 75 Page 37

KNOW ALL MEN BY THESE PRESENTS, That HOYT HILDEBRAND and CLAUDIA P. HILDEBRAND, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by VESTER B. McCULLICK and JUDITH A. McCULLICK, husband and wife, 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: A tract of land situated in the E 1/2 SE 1/4 of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, more particularly described as follows: Beginning at a 5/8 inch iron pin, which is North 00° 50' 00" West 1657.12 feet and North 88° 03' 47" East 16 feet from the Southwest corner of the SE 1/4 SE 1/4 of said Section 1; thence North 00° 50' 00" West parallel to and 16 feet Easterly, measured at right angles to the West line of the E 1/2 SE 1/4 of said Section 1, 271.46 feet to a 5/8 inch iron pin; thence East 330.56 feet to a 5/8 inch iron pin on the Westerly bank of the Enterprise Irrigation District Highline Canal; thence Southeasterly along said Westerly bank to the Southerly line of the Easterly portion of that tract of land described in Deed Volume M-71 at page 3540, as recorded in the Klamath County Deed Records; thence West along said Southerly line to the Easterly line of the Southerly portion of said Deed Volume M-71 at page 3540; thence South along said

CONTINUED ON REVERSE

(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

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 \$ 6,650.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which). (The sentence between the symbols ©, if not applicable, should be deleted. See ORS 93.030.)

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 January, 1975; 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)

Hoyt Hildebrand
Claudia P. Hildebrand

STATE OF OREGON,)
County of Klamath) ss.
January 2, 1975

STATE OF OREGON, County of Klamath) ss.
January 2, 1975

Personally appeared the above named HOYT HILDEBRAND and CLAUDIA P. HILDEBRAND, husband and wife

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

(OFFICIAL SEAL)

Susan Kay Way
Susan Kay Way
Notary Public for Oregon
My commission expires: 6/4/1977

Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

HOYT HILDEBRAND and CLAUDIA P. HILDEBRAND

GRANTOR'S NAME AND ADDRESS

VESTER B. McCULLICK and JUDITH A. McCULLICK

GRANTEE'S NAME AND ADDRESS

After recording return to:

Mr. Vester B. McCullick
2713 Madison
City

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:

Mr. & Mrs. Vester B. McCullick
2713 Madison, Klamath Falls,
Oregon 97601.

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of

I certify that the within instrument was received for record on the day of , 19 , at o'clock M., and recorded in book on page or as file/real number. Record of Deeds of said county. Witness my hand and seal of County affixed

SPACE RESERVED FOR RECORDER'S USE

By Recording Officer Deputy

Easterly line to a 5/8 inch iron pin which is situated North 88° 03' 47" East 271.11 feet from the point of beginning; thence South 88° 03' 47" West 271.11 feet to the point of beginning.

SUBJECT TO:

1. The assessment roll and the tax roll disclose that the within described premises were specially assessed as farm land; if the land becomes disqualified for the special assessment under the statute, an additional tax may be levied for the last five or lesser number of years in which the land was subject to the special land use assessment;
2. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals of Enterprise Irrigation District.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of TRANSAMERICA TITLE INS. CO
 this 2nd day of JANUARY A. D. 19 75 at 3:45 o'clock P. M.
 duly recorded in Vol. M 75, of DEEDS on Page 37
 FEE \$ 4.00

Wm D. MILNE, County Clerk
 By [Signature]