

KNOW ALL MEN BY THESE PRESENTS, That Jerry Eugene Micka and Patricia Ann Micka, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Virgil R. Wells and Artie N. Wells, husband and wife hereinafter called grantees, hereby grants, bargains, sells and conveys unto the said grantees, not as tenants in common but with the right of survivorship, their assigns and the heirs of the survivor of said grantees, all of the following described real property with the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining, situated in the County of Klamath, State of Oregon, to-wit:

Government Lots 17 and 18 of Section 14, Township 41 South, Range 11 East of the Willamette Meridian, EXCEPTING THEREFROM a parcel of land situate in Government Lot 17 Section 14, Township 41 South, Range 11 East of the Willamette Meridian, being more particularly described as follows:

(for continuation of this legal description see reverse side)

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

TO HAVE AND TO HOLD the above described and granted premises unto the said grantees, their assigns and the heirs of such survivor, forever; provided that the grantees herein do not take the title in common but with the right of survivorship, that is, that the fee shall vest absolutely in the survivor of the grantees.

And the grantor above named hereby covenants to and with the above named grantees, their heirs and assigns, that grantor is lawfully seized in fee simple of the above granted premises, that the said premises are free from all encumbrances except as noted of record as of the date of this deed and those apparent upon the land, if any, as of the date of this deed;

and that grantor will warrant and forever defend the above granted 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
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 and where the context so requires, the singular includes the plural, the masculine includes the feminine and the neuter and, generally, all grammatical changes shall be made, assumed and implied to make the provisions hereof apply equally to corporations and to individuals.

IN WITNESS WHEREOF, the grantor has executed this instrument on the 27th day of November, 1972; if the grantor is a corporation, it has caused its corporate name to be signed and its corporate seal to be affixed hereunto by its officers duly authorized thereunto by order of its board of directors.

Jerry Eugene Micka
Patricia Ann Micka
Patricia Ann Micka

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, } ss.
County of Klamath
November 27, 1972.

Personally appeared the above named
Jerry Eugene Micka and Patricia Ann Micka
and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:
(OFFICIAL SEAL) Margaret E. Goskey
Notary Public for Oregon
My commission expires: 3-19-73

STATE OF OREGON, County of _____) ss.
Personally appeared _____, 19____, and _____ 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 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:
Notary Public for Oregon
My commission expires: _____ (OFFICIAL SEAL)

NOTE: The sentence between the symbols Ⓢ, if not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

WARRANTY DEED
(SURVIVORSHIP)

Traverse Virgil R. Wells
TO: 591110
4844-Ranch Drive
Colorado Springs, CO
80907
No. 100100
Rep. Joan Brady
601 Main St
40-3, Hall 2A
H. J. Kelly, Clerk

(DON'T USE THIS SPACE; RESERVED FOR RECORDING LABEL IN COUNTIES WHERE USED.)

STATE OF OREGON, } ss.
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 _____ Record of Deeds of said County.
Witness my hand and seal of County affixed.

By _____ Title.
Deputy.

Beginning at a 1/2" iron pin located at the intersection of the Northerly right of way line of the U. S. R. S. "J" Canal and the North line of said Government Lot 17 from which the Northeast corner of said Section 14 bears East, 115.80 feet; thence West along said North line of Government Lot 17, 790.97 feet to a 1/2" iron pin; thence leaving said North line South, 408.51 feet to a 1/2" iron pin on the Northerly right of way line of the said "J" canal; thence North 61° 10' 40" East along said right of way line, 712.61 feet to a 1/2" iron pin; thence along the arc of a 682.96 foot radius curve to the right (Delta=15° 02' 54"; Long Chord=North 68° 42' 07" East, 178.86 feet), 179.37 feet to the point of beginning.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of FIRST NATIONAL BANK OF OREGON MAIN BRANCH

this 4th day of APRIL A. D. 1975 at 9:00 o'clock A.M., and

duly recorded in Vol. M 75, of DEEDS on Page 3645

FEE \$ 4.00

By W. D. MILNE, County Clerk