

A-25631

1296

Vol. 15 Page 6120
STATE OF OREGON

WHEN RECORDED MAIL TO:

GIACOMINI, JONES & ZAMSKY
Attorneys at Law
A Professional Corporation
635 Main Street
Klamath Falls, Oregon 97601

MAIL TAX STATEMENTS TO:

McVay Farms
Star Route Box 92
Malin, Oregon 97632

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

County of _____ ss.
I certify that the within instru-
ment was received for record on the
day of _____ 19____,
at _____ o'clock _____ M., and recorded
in book _____ on page _____ or as
filing fee number _____, Rec-
ord of Deeds of said County.

Witness my hand and seal of
County affixed.

By _____ Title _____
Deputy

KNOW ALL MEN BY THESE PRESENTS, That IVAL C. TAYLOR and MARY K. TAYLOR,
husband and wife

_____ hereinafter called the grantor, for the consideration hereinafter stated,
to grantor paid by MCVAY FARMS, a partnership, consisting of RONALD C. MCVAY
and BARBARA A. MCVAY, 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, sit-
uated in the County of _____ Klamath _____ and State of Oregon, described as follows, to-wit:

The real property described in Exhibit "1" attached hereto and thereby
made a part hereof as though fully set forth hereat.

RECEIVED
JUN 2 1975
3:52 pm

(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 set forth in Exhibit "1"

and that
grantor will warrant and forever defend the above granted premises and every part and parcel thereof against the law-
ful 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 \$ 68,000.00
However, the actual consideration consists of or includes other property or value given or promised which is
the whole consideration (indicate which) of cash \$40,000.00 and other real estate \$28,000.00

In construing this deed and where the context so requires, the singular includes the plural.

WITNESS grantor's hand this 16th day of May 1975

Ival C. Taylor
Mary K. Taylor

STATE OF OREGON, County of Klamath

Personally appeared the above named

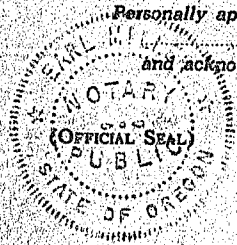
Ival C. Taylor and Mary K. Taylor

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

Before me:

Notary Public for Oregon

My commission expires December 30, 1979



MAIL TAX STATEMENTS AS DIRECTED ABOVE

GIACOMINI, JONES & ZAMSKY
ATTORNEYS AT LAW
A PROFESSIONAL CORPORATION
635 MAIN STREET
KLAMATH FALLS, OREGON

Parcel 1:Township 40 South, Range 12, East, W. M.:

Section 32: SW $\frac{1}{4}$ SW $\frac{1}{4}$; the following described portion of NW $\frac{1}{4}$ SW $\frac{1}{4}$ beginning at the Southeast corner of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of said section 32; thence North, along the East boundary of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of said section to a point 245.00 feet North of the High Line Canal of the Shasta View Irrigation District; thence West, parallel with the North boundary of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of said section to the West boundary of said section 32; thence South, along said section boundary to the Southwest corner of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of said section 32; thence East, along the South boundary of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of said section to the point of beginning.

Parcel 2:Township 40 South, Range 12, East, W. M.:

Section 32: SE $\frac{1}{4}$ SW $\frac{1}{4}$; SW $\frac{1}{4}$ SE $\frac{1}{4}$, less 12 acres off the North side of said SW $\frac{1}{4}$ SE $\frac{1}{4}$ being a strip of land 396 feet wide.

SUBJECT TO: Acreage and use limitations under provisions of U.S.A. Statutes and regulations issued thereunder; liens and assessments of Klamath Project and of Shasta View Irrigation District, and regulations, contracts, and water and irrigation rights in connection therewith; Oil and gas lease to Lost River Oil and Gas Co., recorded June 20, 1921, in Book 56 at page 299 of Deed Records of Klamath County, Oregon, and reserved in deed from J. Z. Smith and wife to Roy E. Anderson and wife, recorded October 4, 1946, in Book 196 at page 379, Deed records of Klamath County, Oregon; Water User's Contract executed by Roy Anderson and Grace B. Anderson, husband and wife, to Shasta View Irrigation District, dated July 22, 1949, recorded May 12, 1962, in Book 260 at page 569 of Deed Records of Klamath County, Oregon; the Statement of lien by United States of America, acting through its Department of Agriculture, Farmers Home Administration, by virtue of Water Facilities Loan Agreement, said Statement being recorded April 24, 1951, in Mechanic Lien Book 11 at page 7 of Deed Records of Klamath County, Oregon; and easements and rights of way of record and apparent thereon.

To warrant title from IVAL C. TAYLOR and MARY K. TAYLOR to McVAY FARMS.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of KLAMATH COUNTY TITLE COthis 2nd day of June A. D. 1975 at 1 o'clock P M., andduly recorded in Vol. M 75 of deeds on Page 6121

FEE \$ 4.00

Wm D. MILNE, County Clerk

By Hayden Draper

Exhibit "1"