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WARRANTY DEED

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RECEIVED
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12:35 pm

KNOW ALL MEN BY THESE PRESENTS, that JOHN J. MADDEN and RUTH MADDEN, husband and wife, hereinafter called the Grantors, for the consideration hereinafter stated to the Grantees paid by RONALD L. MULLANIX and JUDITH ANNE MULLANIX, husband and wife, hereinafter called the Grantees, does hereby grant, bargain, sell and convey unto the Grantees, as tenants by the entirety, the heirs of the survivor and their assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

PARCEL 1: The NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of the North 396 feet of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of said Section 32, except a strip of land 20 feet wide along the Westerly side thereof as described in Deed from Perrin G. Wilson et ux to Russell A. Webber et ux, dated February 3, 1948 and recorded in Book 218 at page 209, Deed Records of Klamath County, Oregon.

PARCEL 2: All that portion of land lying West of the North and South irrigation ditch running through the West side of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$, being a strip of land 75 feet wide, more or less, along the West side of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ and being in Section 32.

PARCEL 3: A tract of land lying in the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of said Section 32, and the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 33, more particularly described as follows: Beginning at a point 100 feet East of the Northwest corner of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 32; thence East 1648 feet; thence South 549 feet; thence in a Westerly direction 1648 feet, more or less, to a point which is South 518 feet from the point of beginning; thence North 518 feet of the point of beginning.

PARCEL 4: A one-half interest in the North and South Irrigation Ditch running through the West side of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 32, and the road which parallels the said ditch on the East side, being about 15 feet wide.

All parcels being in Township 40 South, Range 12 East of the Willamette Meridian.

ALL SUBJECT TO: 1972-73 taxes and water charges; reservations in Federal Patent; easements and rights of way of record or apparent on the land; and all taxes, assessments, obligations, proceedings, statutes and regulations for irrigation or drainage purposes.

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To have and to hold the above described and granted premises unto the said Grantees, as tenants by the entirety, their heirs and assigns forever.

And Grantors hereby covenant to and with Grantees and the heirs of the survivor and their assigns, that Grantors are lawfully seized in fee simple of the above granted premises, free from all encumbrances except those above stated, and that Grantors 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 \$28,800.00.

IN WITNESS WHEREOF, the Grantors have executed this instrument on the 9th day of July, 1973.

John J. Madden
John J. Madden
Ruth Madden
Ruth Madden

STATE OF OREGON)
) ss
County of Klamath)

On this 9th day of July, 1973, before me, Wilbur O. Brickner, a Notary Public for Oregon, personally appeared John J. Madden and Ruth Madden, husband and wife, known to me to be the persons whose names are subscribed to the within instrument, and acknowledged to me that they executed the same.

Wilbur O. Brickner
Wilbur O. Brickner
Notary Public for Oregon
My commission expires Oct. 29, 1975

Wilbur O. Brickner
Notary Public for Oregon
My comm. expires Oct. 29, 1975

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Klamath County Tile Co.,

this 2nd day of September A. D. 1975 at 12:35 P. M., and
duly recorded in Vol. M75 of Deeds on Page 10246

Fee \$6.00

Wm D. MILNE, County Clerk
By Hazel Craig

Return to
Mr. & Mrs. Ronald
L. Mullaux
Star Route Box 82
Madin, Oregon

WILBUR O. BRICKNER
ATTORNEY AT LAW
MERRILL, OREGON