

KNOW ALL MEN BY THESE PRESENTS, That LEON W. McGUIRE and HAZEL L. McGUIRE, husband and wife,

in consideration of ----- ONE and 00/100 ----- Dollars,

to them paid by JOHN HERRERA and BETTY J. HERRERA, husband and wife,

do hereby grant, bargain, sell and convey unto said JOHN HERRERA and BETTY J. HERRERA, husband and wife,

their heirs and assigns, all the following real property, with the tenements, hereditaments and appurtenances, situated in the County of Klamath and State of Oregon, bounded and described as follows, to-wit:

Tract 96 and the East 5 feet of Tract 97, PLEASANT HOME TRACTS, Klamath County, Oregon.

RECEIVED 2/4/45
9:45 A.M.

To Have and to Hold the above described and granted premises unto the said JOHN HERRERA and BETTY J. HERRERA, husband and wife,

their heirs and assigns forever.

And LEON W. McGUIRE and HAZEL L. McGUIRE, husband and wife,

the grantor, do hereby covenant to and with the above named grantees, their heirs and assigns that they are lawfully seized in fee simple of the above granted premises, that the above granted premises are free from all encumbrances, except those set out in Exhibit A, attached hereto and by this reference incorporated and made a part hereof.

and that they will and their heirs, executors and administrators, shall warrant and forever defend the above granted premises, and every part and parcel thereof, against the lawful claims and demands of all persons whomsoever,

Witness OUR hands and seal, this 16th day of March, 1951.

Executed in the Presence of

Leon W. McGuire (SEAL)

Hazel L. McGuire (SEAL)

(SEAL)

(SEAL)

70386

STATE OF OREGON,

County of Klamath

ss.

BE IT REMEMBERED, That on this 16th day of March, 1951,
before me, the undersigned, a Notary Public
in and for said County and State, personally appeared the within named LEON W. McGUIRE and
HAZEL L. McGUIRE, husband and wife,
who are known
to me to be the identical individual described in and who executed the within instrument and acknowledged
to me that they executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and
official seal the day and year last above written.

L. V. Webb
Notary Public for Oregon

My Commission expires 12-2-1951

WARRANTY DEED

(FORM No. 3)

LEON M. McGUIRE and

HAZEL L. McGUIRE

TO

JOHN HERRERA and PETTY

J. HERRERA

STATE OF OREGON,

County of

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
of said County.

Witness my hand and seal of
County affixed.

County Clerk-Recorder.

By Deputy.

J. Herrera

Herrera

Herrera

Herrera

Herrera

Herrera

Herrera

Herrera

Herrera

Herrera

Herrera

Herrera

Herrera

Herrera

Herrera

Herrera

Herrera

Herrera

Herrera

Herrera

Herrera

Herrera

Herrera

Herrera

Herrera

Herrera

Herrera

Herrera

Herrera

Herrera

Herrera

Herrera

Herrera

Herrera

Herrera

Herrera

Herrera

Herrera

Herrera

Herrera

Herrera

Herrera

Herrera

EXHIBIT A- WARRANTY DEED of March 16th, 1961, between LEON W. McGUIRE and HAZEL L. McGUIRE, husband and wife, grantors, and JOHN HERRERA and BETTY J. HERRERA, husband and wife, grantees.

The property described in the Deed attached hereto is subject to the following encumbrances;

1. Acreage and use limitations under provisions of the United States Statutes and regulations issued thereunder.
- Liens and assessments of Klamath Project and Enterprise Irrigation District, and regulations, contracts, easements and water and irrigation rights in connection therewith.
2. Regulations, liens, and assessments of the South Suburban Sanitary District and all laws related thereto.
3. Unpaid taxes for the year 1960-1961.
4. Recitals in deed from Idella A. Harnden, a single woman, to Julia Silani and Frank Silani, wife and husband, recorded May 18, 1945, in Volume 176 at page 350. Deed Records of Klamath County, Oregon, as follows: "An easement for ditches and/or pipe lines to convey water for irrigation and domestic use for the benefit of adjoining property owners. That no dwelling house shall be placed upon said land to cost less than \$1,000.00; that such dwelling shall be finished in a workmanlike manner; shall be painted outside, and shall be set back at least 30 feet from property line on street".
5. The interest of Geromino Coppus as shown by a notation on the Klamath County tax rolls.
6. That certain unrecorded agreement of April 14, 1958, whereby Betty Elizabeth Hromada is the Vendor and Donald E. Salmi and Ann Kay Salmi are the Vendees.
7. That a certain unrecorded agreement of May 29, 1958, between Donald E. Salmi and Ann Kay Salmi are the Vendors and Geromino and Angeles C. Corpus are the Vendees, which said contract was assigned on September 12, 1960 by Geromino and Angeles C. Corpus to Leon W. McGuire and Hazel L. McGuire.

EXHIBIT A- WARRANTY DEED of March 16th, 1961, between LEON W. McGUIRE and HAZEL L. McGUIRE, husband and wife, grantors, and JOHN HERRERA and BETTY J. HERRERA, husband and wife, grantees.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of JOHN HERRERA

this 4th day of SEPTEMBER A. D., 1975 at 9:45 o'clock A. M., and duly recorded in

Vol. M. 75 of Deeds on Page 10385

FEE \$ 9.00

Return to
John Herrera
4624 Shasta Way
City 97601

By WM. D. MILLER, County Clerk
Carla Heller Deputy