

## WARRANTY DEED

38-4358

KNOW ALL MEN BY THESE PRESENTS, That FRANCES KENT PETERSEN, DALE CHILDERS, ROBERT KENT and DIANE I. KENT, hereinafter called the grantors, for the consideration hereinafter stated to the grantors paid by KENNETH H. DUNCAN and EVELYN R. DUNCAN, husband and wife, and ANDREW TRAVIS and BECKY L. TRAVIS, husband and wife, hereinafter called the grantees, do hereby grant, bargain, sell and convey unto Kenneth H. Duncan and Evelyn R. Duncan, husband and wife, as Tenants by the Entirety, the heirs of the survivor and their assigns, an undivided one-half interest, and unto Andrew Travis and Becky L. Travis, husband and wife, as Tenants by the Entirety, the heirs of the survivor and their assigns, the other undivided one-half interest in and to 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:

The NE $\frac{1}{4}$  of NE $\frac{1}{4}$  and SE $\frac{1}{4}$  of NE $\frac{1}{4}$  of Section 32, Township 40 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon.

SUBJECT TO: 1974-75 taxes, easements and rights of way of record or apparent on the land; all contracts, water rights, proceedings, taxes and assessments relating to irrigation, drainage or reclamation purposes; special assessments of said land as farm land; and lien of the United States of America by virtue of Water Facilities Loan Agreement recorded April 24, 1951, in Book 11 page 7 of Mechanic's Lien Records of Klamath County, Oregon.

To Have and to Hold an undivided one-half interest in the above described and granted premises unto Kenneth H. Duncan and Evelyn R. Duncan, husband and wife, as Tenants by the Entirety, their heirs and assigns forever, and the other undivided one-half interest therein unto Andrew Travis and Becky L. Travis, husband and wife, 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 and that grantors 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 \$61,600.00.

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 grantors have executed this instrument this 10th day of September, 1974.

Frances Kent Petersen  
Frances Kent Petersen

Dale Childers  
Dale Childers

Robert Kent  
Robert Kent

Diane I. Kent  
Diane I. Kent (Diane)

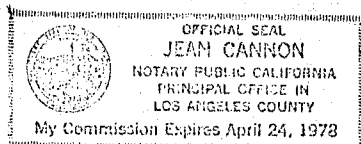
76 FEB 23 AM 11 51

12 SEP 24 AM 9 27



STATE OF CALIFORNIA )  
County of ) ss.

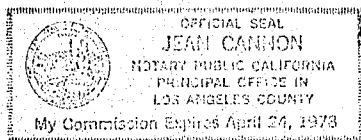
On this 25 day of September, 1974, before me, Jean Cannon, a Notary Public in and for said county and state, personally appeared Frances Kent Petersen and Robert Kent, known to me to be the persons whose names are subscribed to the within instrument, and acknowledged to me that they executed the same.



Jean Cannon  
Notary Public in and for the County  
of Los Angeles, State of Calif.  
My commission expires: 4-24-78

STATE OF CALIFORNIA )  
County of ) ss.

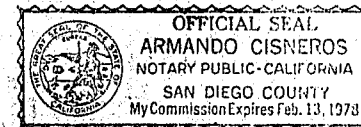
On this 25 day of September, 1974, before me, Jean Cannon, a Notary Public in and for said county and state, personally appeared Dale Childers, known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same.



Jean Cannon  
Notary Public in and for the County  
of Los Angeles, State of Calif.  
My commission expires: 4-24-78

STATE OF CALIFORNIA )  
County of ) ss.

On this 18 day of October, 1974, before me, Armando Cisneros, a Notary Public in and for said county and state, personally appeared Diane I. Kent, known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that she executed the same. (Diane)



Armando Cisneros  
Notary Public in and for the County  
of San Diego, State of Calif.  
My commission expires: Feb. 13, 1978

#### GRANTORS' NAMES AND ADDRESSES:

Frances Kent Petersen  
1405 East First Street  
Long Beach, Calif. 90802

Diane I. Kent  
P. O. Box 1876  
San Ysidro, Calif. 92073

Robert Kent  
1405 East First Street  
Long Beach, Calif. 90802

Dale Childers  
2665 Honolulu Avenue, Apt. #3  
Montrose, Calif. 91020

#### GRANTEES' NAMES AND ADDRESSES:

Kenneth H. & Evelyn Duncan  
P. O. Box 91  
Malin, Oregon 97632

Andrew & Becky L. Travis  
P. O. Box 209  
Malin, Oregon 97632

#### AFTER RECORDING RETURN TO:

Kenneth H. Duncan  
P. O. Box 91  
Malin, Oregon 97632

#### SEND TAX STATEMENTS TO:

Kenneth H. Duncan  
P. O. Box 91  
Malin, Oregon 97632



2409

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of TRANS-AMERICA TITLE CO

this 23rd day of FEBRUARY A. D. 1976 at 11:51 o'clock A.M., or

duly recorded in Vol. 1176 of DEEDS on Page 2407

FEE \$ 9.00

Wm D. MILNE, County Clerk  
By Hazel Brazie

*Robt Tapscott:  
Edwin J. Stastny  
Star Rte 1, Box 24  
Malin Ore*

19 27 76 FEB 23 AM 11:51

*Robt  
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Stastny*

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