

1967/SD

KNOW ALL MEN BY THESE PRESENTS, That A. O. KERSGARD aka ALFRED O. KERSGARD, single

, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ART DAVINA and BRENDA R. DAVINA, husband and wife, tenants by the entirety

, 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, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

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

SUBJECT TO: Acreage and use limitations under provisions of the United States Statutes and regulations issued thereunder; liens and assessments of Klamath Project and Horsefly Irrigation District, and regulations, contracts, easements and water and irrigation rights in connection therewith; rights of the public in and to that portion lying within roads and highways; easements and rights of way of record and apparent thereon; and rights of Horsefly Irrigation District.

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 above set forth,

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 \$200,000.00

However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which). Contract for deferred balance of \$160,000.00 @ 6% per annum.

In construing this deed and where the context so requires, the singular includes the plural. WITNESS grantor's hand this 24th day of Nov, 19 70.

STATE OF OREGON, County of KLAMATH

November 24th, 19 70

Personally appeared the above named A. O. KERSGARD

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

Before me:

Notary Public for Oregon

My commission expires Aug. 5, 1974

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

A. O. KERSGARD aka
ALFRED O. KERSGARD

TO
ART DAVINA and
BRENDA R. DAVINA

AFTER RECORDING RETURN TO

Art Davina
Route 1 Box 824
Bonanza, Oregon 97623

STATE OF OREGON,

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.

Title.

By Deputy

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

2430

The following described real property in Klamath County, Oregon:

PARCEL 1: S $\frac{1}{2}$ N $\frac{1}{2}$ and S $\frac{1}{2}$ of Section 1, Township 39 South, Range 11 East of the Willamette Meridian;

PARCEL 2: SW $\frac{1}{4}$ of Section 36, Township 38 South, Range 11 East of the Willamette Meridian;

PARCEL 3: The Westerly 820 feet of Tract 13, RIVERSIDE TRACTS;

PARCEL 4: NW $\frac{1}{4}$ of Section 12, Township 39 South, Range 11 East of the Willamette Meridian, EXCEPTING that portion of the SW $\frac{1}{4}$ NW $\frac{1}{4}$ described in Book 153 at page 261, Deed Records of Klamath County, Oregon, more particularly described as follows:

Beginning at the Southwest corner of the NW $\frac{1}{4}$ of Section 12, Township 39 South, Range 11 East of the Willamette Meridian; thence East 6 rods, thence North 80 rods, thence West 6 rods, thence South to the point of beginning;

PARCEL 5: E $\frac{1}{2}$ of Section 12, Township 39 South, Range 11 East of the Willamette Meridian.

PARCEL 6: SE $\frac{1}{4}$ NE $\frac{1}{4}$ and NE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 2, Township 39 South, Range 11 East of the Willamette Meridian.

PARCEL 7: The SW $\frac{1}{4}$ of Section 12, Township 39 South, Range 11 East of the Willamette Meridian, Lots 14 and 15, RIVERSIDE TRACTS.

EXHIBIT "A"

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of MOUNTAIN TITLE CO.

this 23rd day of FEBRUARY A. D. 1976 at 3:24 o'clock P.M., and

duly recorded in Vol. M 76, of DEEDS on Page 2429

FEE \$ 6.00

Wm D. MILNE, County Clerk

By Hazel Craig