

1967/50

KNOW ALL MEN BY THESE PRESENTS, That **ARTHUR GALE** Vol. 116 Page 12250, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by **LEROY TAYLOR and ALICE J. TAYLOR**, 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, situated in the County of **Klamath** and State of Oregon, described as follows, to-wit:

An undivided one-half interest in and to that certain real property more particularly described in Exhibit "A" attached hereto and made a part hereof as if fully written herein.

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

The consideration is one-half of the net proceeds to be realized from a gross sales price of \$12,000.00.

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 \$ See Above
However, the actual consideration consists of or includes other property or value given or promised which is ~~the actual consideration (indicate which)~~

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

WITNESS grantor's hand this 29th day of January, 19 71.

Arthur Gale

STATE OF CALIF., County of Los Angeles, ss.
Personally appeared the above named **Arthur Gale**

January 29, 1971

and acknowledged before me his voluntary act and deed.

M. B. HOPPE
NOTARY PUBLIC - CALIFORNIA
LOS ANGELES COUNTY
My Commission Expires Nov. 11, 1974

Before me: *M. B. Hoppe*
Notary Public for California
My commission expires 11-11-74

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

LeRoy Taylor
TO
Alice J. Taylor

AFTER RECORDING R

Western Bank
300 34669
City

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

STATE OF OREGON,

County of _____ ss.

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.

By _____ Title _____ Deputy _____

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S $\frac{1}{2}$ S $\frac{1}{2}$ NE $\frac{1}{4}$ of Section 18; and S $\frac{1}{2}$ SW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 17, in Township 32 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

Said property is subject to:

- a. The rights of the public and of governmental bodies in and to any portion of the herein described property lying below the high water mark of Williamson River.
- b. The rights of the public in and to any portion of the herein described property lying within the boundaries of any road or highways.
- c. Reservations, for roads, public utilities, railroads and pipelines, including the terms and provisions thereof, as set forth in Deed from Viola Knight John Ruff to Mary Nan John Reyes, recorded June 4, 1958, in Deed Volume 299 at page 625.
- d. Reservations of sub-surface rights as set forth in Deed from Viola Knight John Ruff to Mary Nan John Reyes, recorded June 4, 1958, in Deed Volume 299 at page 625.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record ~~on August 9th~~ 3:22
 this 9th day of AUGUST A. D. 1976 at 3:22 o'clock P.M., and
 duly recorded in Vol. M 76, of DEEDS on Page 12250
 FEE \$6.00
 Wm D. MILNE, County Clerk
 By Hazel Quaye