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Until a change is requested, all tax statements shall be sent to the following address:

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That WILBUR A. WALKER and MARIE L. WALKER, husband and wife, hereinafter called the grantors, for the consideration hereinafter stated, to grantors paid by RODNEY A. HALLAM and KAREN S. HALLAM, husband and wife, hereinafter called the grantees, do hereby grant, bargain, sell and convey unto the said grantees, as tenants by the entirety, their heirs and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

A tract of land situated in the NW-1/4 of Section 7, Township 40 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the west boundary of said Section 7, said point being South 00° 12' 30" East a distance of 1065.50 feet from the 5/8 inch iron pin marking the northwest corner of said Section 7; thence South 89° 54' 30" East parallel with the north line of said Section 7 a distance of 27.40 feet to a 5/8 inch iron pin on the easterly boundary of the Klamath Falls-Malin Highway; thence continuing South 89° 54' 30" East a distance of 974.34 feet to a 5/8 inch iron pin; thence continuing South 89° 54' 30" East a distance of 3.00 feet to the centerline of an existing irrigation ditch; thence South 01° 50' 48" West along the centerline of said ditch a distance of 408.69 feet; thence North 89° 54' 30" West a distance of 5.50 feet to a 5/8 inch iron pin; thence continuing North 89° 54' 30" West a distance of 957.88 feet to a 5/8 inch iron pin on the easterly boundary of the Klamath Falls-Malin Highway; thence continuing North 89° 54' 30" West a distance of 26.70 feet to the west line of said Section 7; thence North 00° 12' 30" West along the west line of said Section 7 a distance of 408.50 feet to the point of beginning.

SUBJECT TO:

(1) Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Irrigation District.

(2) Limitation of direct access to State Highway adjoining on the West, including the terms and provisions thereof, as set forth in Deed to State of Oregon, recorded July 16, 1949 in Book 232 at page 421, Deed Records.

(3) Rights of the public in and to any

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portion of said premises lying within the limits of roads and highways.

TO HAVE AND TO HOLD the same unto the said grantees, as tenants by the entirety, their heirs and assigns forever.

And said grantors hereby covenant to and with said grantees, their heirs and assigns, that grantors are lawfully seized in fee simple of the above-granted premises, free from all encumbrances (except as noted above) 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 \$40,000.00.

WITNESS grantors' hands this 10th day of August, 1976.

Wilbur A. Walker
Marie L. Walker

STATE OF OREGON)
County of Klamath) ss.

Before me this 10th day of August, 1976, personally appeared the above-named WILBUR A. WALKER and MARIE L. WALKER, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

(S.E.A.L.)

Ruth Owens
Notary Public for Oregon
My Commission Expires: 5-14-80

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of TRANSAMERICA TITLE INS. CO

this 13th day of AUGUST A. D. 1976 at 2:59 o'clock P.M., and

duly recorded in Vol. M 76, of DEEDS on Page 12579

FEE \$ 6.00

By Wm D. MILNE, County Clerk
Hazel Drazie

Return To:
FFS+L
mail

Taxes To:

Rodney A. Hallam
Rt. 1, Box 605

WARRANTY DEED (2)

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