

A-27443

2016

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That ROBERT A NILES, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by WINFRED S. ROBINSON and DORIS M ROBINSON, 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:

NE1/4SE1/4NW1/4 of Section 21, Township 39 South,
Range 8 East of the Willamette Meridian, Klamath
County, Oregon.

SUBJECT TO:

1. Reservations and restrictions contained in deed from State of Oregon to William C. Cole, dated March 31, 1910, recorded April 27, 1911, in Deed Volume 34 page 305, records of Klamath County, Oregon, as follows: "Subject, however, to right or way for ditches, canals and reservoir sites for irrigation purposes, constructed or which may be constructed by authority of the United States or otherwise, which right of way is hereby expressly reserved."
2. Acreage and use limitations under provisions of United States Statutes and regulations issued thereunder.
3. Liens and assessments, contracts, water rights, proceedings, taxes relating to irrigation, drainage and/or reclamation of said lands; and all rights of way for ditches, canals and conduits, if any of the above there may be.
4. Reservations, restrictions, rights of way of record and those apparent on the land.

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

And said grantor hereby covenants to and with said grantees, their heirs and assigns, that grantor is lawfully seized in fee simple of the above-granted premises, free from all encumbrances (except as noted above) 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 \$70,000.00.

WITNESS grantor's hand this 29th day of October, 1976.

Robert A. Miles

STATE OF OREGON)
County of Klamath) ss.

Before me this 29th day of October, 1976 personally

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appeared the above-named ROBERT A. NILES, and acknowledged the foregoing instrument to be his voluntary act and deed.

(S E A L)

Wm D. Milne
Notary Public for Oregon

My Commission Expires: 10-20-78

STATE OF OREGON, COUNTY OF KLAMATH; ss.

Filed for record at request of KLAMATH COUNTY TITLE CO

this 29th day of OCTOBER A. D. 1976 at 3:57 o'clock P. M., and

duly recorded in Vol. M 76, of DEEDS on Page 17243

FEE \$ 6.00

Wm D. Milne
Wm D. MILNE, County Clerk

By *Hazel Drazil*

*Ref -
Klamath Co. Title*

WARRANTY DEED (2)