

RECORDING REQUESTED BY: Transamerica Title Insurance Company
600 Main St., Klamath Falls, OR 97601

WHEN RECORDED MAIL TO: Bruce S. Topham and Virginia A. Topham
Star Rt. 2, Sprague River, OR 97639
and send tax statements to the above

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that STANLEY A. TOPHAM and LURINE S. TOPHAM, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by BRUCE S. TOPHAM and VIRGINIA A. TOPHAM, 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 the following real property:

PARCEL 1: Government Lots 18, 23, 25, 26, 27, 30, 31 and 32 of Section 13, the NE1/4; E1/2NW1/4; N1/2SW1/4; SE1/4SW1/4; and the W1/2SE1/4 of Section 24, the NE1/4 of Section 25, all in Township 36 South, Range 11 East of the Willamette Meridian; Government Lots 6, 7 and 8 of Section 19, Township 36 South, Range 12, East of the Willamette Meridian, EXCEPTING that portion of the NE1/4 of Section 25 lying within the Chief Schonchin Cemetery.

PARCEL 2: The E1/2SE1/4 of Section 24, Township 36 South, Range 11 East of the Willamette Meridian and Government Lots 3 and 4 of Section 19, Township 36 South, Range 12 East of the Willamette Meridian.

SUBJECT TO: contract and/or lien for irrigation and/or drainage, and reservations, easements and rights of way of record and those apparent on the land; Mortgage, including the terms and provisions thereof, dated August 21, 1962, recorded November 2, 1962, in Mortgage Book 213 at page 558, given to secure the payment of \$64,000.00, with interest thereon and such future advances as may be provided therein, executed by Melville O. Johns and Peggy L. Johns, husband and wife to Dorothea E. McAnulty; Agreement, including the terms and provisions thereof, between Melville O. Johns and Peggy L. Johns, husband and wife and Dorothea E. McAnulty, recorded December 13, 1965 in Book M-65 at page 4607, which amends the terms of said mortgage, which note, mortgage and agreement Melville O. Johns and Peggy L. Johns have assumed and agreed to pay according to the terms thereof and which note, mortgage and agreement grantees do not assume.

GROSSLAND, GROSSLAND,
CABWELL & BELL
ATTORNEYS AT LAW
GUARANTEE SAVINGS BLDG.
1111 FULTON HALL
FRESNO, CALIF. 93721
TELEPHONE 233-6641

SUBJECT ALSO TO: mortgage, including the terms and provisions thereof, dated July 10, 1972, recorded July 14, 1972, in Book M-72 at page 7768, microfilm records, given to secure the payment of \$66,926.58 with interest thereon and such future advances as may be provided therein, executed by Stanley A. Topham and Lurine S. Topham, husband and wife, to Melville O. Johns and Peggy L. Johns, husband and wife, which note, mortgage and agreement grantees hereby assume and agree to pay according to the terms thereof.

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 and that grantor will warrant and forever defend the above granted premises and every party 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.

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

WITNESS grantor's hand this 5th day of May, 1975.

Stanley A. Topham
STANLEY A. TOPHAM

Lurine S. Topham
LURINE S. TOPHAM

STATE OF CALIFORNIA } ss.
County of Fresno



OFFICIAL SEAL
Regina Derryberry
Notary Public, California
Principal Office in
Fresno County

My Com. Expires Feb. 1, 1978

On this 5th day of May in the year one thousand nine hundred and seventy-five before me, REGINA DERRYBERRY, Notary Public in and for said County and State, residing therein, duly commissioned and sworn, personally appeared STANLEY A. TOPHAM and LURINE S. TOPHAM

known to me to be the person S described, in, whose name S are subscribed to and who executed the within instrument, and acknowledged that they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal at my office in said County, the day and year in this Certificate first above written.

Regina Derryberry
Notary Public in and for said County and State

GENERAL ACKNOWLEDGMENT—Shelburne's Fresno - 570

STATE OF OREGON; COUNTY OF KLAMATH; ss.

I hereby certify that the within instrument was received and filed for record on the 4th day of NOVEMBER A.D., 19 76 at 11:25 o'clock A M., and duly recorded in Vol M 76 of DEEDS on Page 17540.

FEE \$ 6.00

WM. D. MILNE, County Clerk

By *Hazel Hazel* Deputy