

A-27313

WARRANTY DEED

23411

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This Indenture Witnesseth, THAT W. Howard Heath and Ruth E. Heath, husband and wife, hereinafter known as grantors for the consideration hereinafter recited, have bargained and sold, and by these presents do grant, bargain, sell and convey unto Glen W. Israel and Alda M. Israel, husband and wife, and Philip M. Israel, their heirs and assigns, the following described premises, situated in Klamath County, Oregon, to-wit:

- Parcel 1: The SE $\frac{1}{4}$ of Section 4, Township 36 South, Range 12, E. W. M.
Parcel 2: The SW $\frac{1}{4}$ and the E $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 3, Township 36 South, Range 12, E.W.M.
Parcel 3: The W $\frac{1}{2}$ of Section 10, Township 36 South, Range 12, E.W.M.
Parcel 4: The W $\frac{1}{2}$ of the SW $\frac{1}{4}$ of Section 34, Township 35 South, Range 12, E.W.M.

SUBJECT TO: Easements and rights of way of record or apparent on the land; Reservations, including the terms and provisions thereof, as set forth in that certain instrument recorded Nov. 5, 1956, in Deed Vol. 287, page 50; Rights of governmental bodies or public to any portion lying below the high water mark of Sprague River; Reservations contained in Land Status Reports recorded Sept. 4, 1958, in Vol. 303 of Deeds, Records of Klamath County, Oregon; Terms and provisions as set forth in approved deed, recorded April 8, 1958, in Deed Vol. 298, page 512; Rights of the public in any portion of the herein described premises lying within the limits of any road or highway; Real property taxes for fiscal year commencing July 1, 1973, which are now a lien but not yet payable; and to a Mortgage to The Federal Land Bank of Spokane, dated April 17, 1973, recorded May 22, 1973, in Mortgage Vol. M73, page 6183, Microfilm Records of Klamath County, Oregon, which said Mortgage Grantees hereby expressly assume and agree to pay according to the tenor thereof as same becomes payable and the note accompanying it.

NOTE: The above property has been granted special assessments for farm use, and when same is terminated it will be subject to additional ad valorem tax.

TO HAVE AND TO HOLD the said premises with their appurtenances unto the said Glen W. Israel and Alda M. Israel, husband and wife, as tenants by the entirety as to an undivided one-half interest, and unto the said Philip M. Israel, as tenant in common as to an undivided one-half interest, their heirs and assigns forever.

The true and actual consideration for this transfer is \$ 105,000.00 ~~ten thousand~~

The foregoing recitation of consideration is true as I verily believe.

TO HAVE AND TO HOLD the said premises with their appurtenances unto the said grantees, their heirs and assigns forever. And the said grantors do hereby covenant to and with the said grantees, their heirs and assigns, that they are the owners in fee simple of said premises; that they are free from all incumbrances, except those above set forth, and that they will warrant and defend the same from all lawful claims whatsoever, except those above set forth.

IN WITNESS WHEREOF, they have hereunto set their hands and seals this 1st day of October, 1973

X (SEAL)

Y (SEAL)

COLORADO

STATE OF ~~OREGON~~ County of Montrose ss. March 12, 1974

Personally appeared the above named W. Howard Heath and Ruth E. Heath, husband and wife,

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

From Office of
 GANONG, GORDON & SISEMORE
 First Federal Building
 Klamath Falls, Oregon

Before me:

Notary Public for ~~OREGON~~ Colorado
 My commission expires June 19, 1974

STATE OF OREGON,

County of KLAMATH ss.

I certify that the within instrument was received for record on the 28th day of DECEMBER 19 73 at 2:00 o'clock A. M. and recorded in book M 76 on page 20683 Record of Deeds of said County.

Witness my hand and seal of County affixed.

By Wm. D. Milne County Clerk-Recorder
Philip Craig Deputy

SEE \$ 3.00

Return to
 William L. Sismore
 540 Main St.
 Klamath Falls Or 96001