

## WARRANTY DEED

A-27617

KNOW ALL MEN BY THESE PRESENTS, That CECIL C. HALEY and VELDA M. HALEY, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by FRANK COUPER and KATHLEEN COUPER, husband and wife, and MAX LONG, JR., and CAROLYN LONG, 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, State of Oregon, described as follows:

The S 1/2 NE 1/4, NE 1/4 SE 1/4, and that portion of the NW 1/4 SE 1/4 lying North of Lost River, and that part of the SE 1/4 SE 1/4 lying North of Lost River in Section 18, Township 39 South, Range 12, E.W.M. The SW 1/4 NW 1/4 of Section 17, Township 39 South, Range 12 E.W.M. The E 1/2 SW 1/4, NW 1/4 SE 1/4 of Section 6; E 1/2 NW 1/4, E 1/2 SW 1/4, Lots 3 and 4, and S 1/2 SE 1/4 of Section 7, N 1/2 NE 1/4, E 1/2 NW 1/4, Lot 1 and that portion of Lot 2 or the SW 1/4 NW 1/4 lying North of Lost River and also that portion of the NE 1/4 SW 1/4 lying North of Lost River in Section 18, all in Township 39 South, Range 12 E.W.M. That portion of Lot 3 or the NW 1/4 SW 1/4 of Section 18 lying North of Lost River in Township 39 South, Range 12 E.W.M.; Lots 1 and 2 or the W 1/2 NW 1/4 of Section 7, Township 39 South, Range 12 E.W.M.; NW 1/4 NW 1/4 and that portion of the NE 1/4 NW 1/4 lying West and North of the Horsefly Irrigation District Canal, all in Section 17, Township 39 South, Range 12 E.W.M.

SUBJECT TO: Reservations, restrictions, easements and rights of way of record, and those apparent on the land, and, acreage and use limitations under provisions of the United States Statutes and regulations issued thereunder; liens and assessments of Klamath Project and Horsefly Irrigation District, and regulations, contracts, easements and water and irrigation rights in connection therewith; rights of governmental bodies, if any, in and to that portion of the above described property lying below the high water mark on Lost River; stock subscription and contract, including the terms and provisions thereof, given to the Klamath Water User's Association by Alice Garland, by instrument recorded in Book 7-B at page 317 of Mortgage Records of Klamath County, Oregon; stock subscription and contract between Mary M. Clopton, a widow, and Klamath Water User's Association, a corporation, dated February 5, 1908, recorded March 19, 1908, on page 466 of Volume 7B of Mortgage Records of Klamath County, Oregon, and, SUBJECT, FURTHER, to that certain mortgage, including the terms and provisions thereof, executed by Cecil Vernon Haley, same person as C. Vernon Haley, and Mary Haley, husband and wife, to the Federal Land Bank of Spokane, a corporation, dated November 21, 1961, recorded December 7, 1961, in Volume 207 at page 44, Mortgage Records of Klamath County, Oregon, given

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ATTORNEY AT LAW  
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& LOAN BUILDING  
KLAMATH FALLS, ORE.



to secure the payment of \$16,000.00 as evidenced by a note of even date, and that certain Mortgage, including the terms and provisions thereof, dated October 3, 1963, recorded October 14, 1963, in Mortgage Volume 219 at page 611, given to secure the payment of \$100,000.00 with interest thereon and such future advances as may be provided therein, executed by Cecil C. Haley and Velda M. Haley, also known as Velda Haley, husband and wife, to the Federal Land Bank of Spokane, a corporation, which Grantor herein assumes and agrees to pay, according to the terms and tenor thereof, and hold Grantee harmless therefrom.

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 except as above set forth, 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 \$282,620.00.

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

WITNESS grantor's hand this 23rd day of February, 1968.

RETURN TO:  
Klamath County Title Company

*Cecil C. Haley*  
*Velda M. Haley*

STATE OF OREGON, )  
County of Klamath ) ss.

February 23, 1968

Personally appeared the above named CECIL C. HALEY and VELDA M. HALEY, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

BEFORE ME:

State of Oregon, )  
County of Klamath ) ss.

I hereby certify that the within instrument was received and filed for record on the 26th day of January, 1977, at 1:14 P. M. and recorded on Page 1452 in Book M 77 Records of DEEDS of said County.

FB  
P  
KLA

WM. D. MILNE, County Clerk

By *W. D. Milne* Deputy  
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*One L. K. Milne*  
Notary Public for Oregon  
My Commission expires: 9/23/69