

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That Ralph Granata and Jeanette M. Granata, husband and wife, as to an undivided 1/2 interest, and Phillip R. Ortiz, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Billy J. Mahurin and Janice L. Mahurin, 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:

Government Lots 17, 18, 23, 24, 25, 26, 31 and 32 of Section 13 and the Northeast quarter of Section 24, all in Township 36 South, Range 10 East of the Willamette Meridian.

The East half of the Southeast Quarter (E1/2SE1/4) of Section 24, Township 36 South, Range 10 East of the Willamette Meridian; EXCEPTING, however, the following described triangular portion in the SE1/4SE1/4; Beginning at the Southeast Corner of Section 24, Township 36 South, Range 10 East of the Willamette Meridian, thence North along said section line 841.5 feet (51 rods) thence in a Southwesterly direction to the Southwest corner of the SE1/4 SE1/4 of said section, thence East along the South line of said section to the point of beginning.

(see back)

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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 SUBJECT TO contracts and/or liens for irrigation and/or drainage, and reservations, easements, restrictions and rights of way of record and those

and that grantor will warrant and forever defend the said 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 \$175,000.00

the whole of the consideration hereinafter stated, to grantor paid by Billy J. Mahurin and Janice L. Mahurin, 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:

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 22 day of April, 1976, if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of Klamath } ss.
April 22, 1976

Personally appeared the above named Ralph Granata and Jeanette M. Granata, Phillip R. Ortiz and Dolores Ortiz,

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

OFFICIAL SEAL

Notary Public for Oregon

My commission expires: 2-7-80

STATE OF OREGON, County of Los Angeles } ss.
April 23, 1976

Personally appeared Barbara J. Smith Granata and

BARBARA J. SMITH who, being duly sworn,

do hereby certify that the former is the

PRINCIPAL OFFICE IN

LOS ANGELES COUNTY and that the latter is the

My Commission Expires April 23, 1979

and that the seal affixed to the foregoing instrument is the corporate seal

of said corporation and that said instrument was signed and sealed in be-

half of said corporation by authority of its board of directors; and each of

them acknowledged said instrument to be its voluntary act and deed.

Before me:

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

STATE OF CALIFORNIA

Los Angeles } ss.

COUNTY OF

On April 23, 1976

before me, Jeanette M. Granata undersigned, a Notary Public in and for said State, personally appeared

subscribed to the within Instrument and acknowledged that she known to me to be the person whose name is

executed the same.

WITNESS my hand and official seal.

(Seal)



OFFICIAL SEAL
BARBARA J. SMITH
NOTARY PUBLIC, CALIFORNIA
PRINCIPAL OFFICE IN
LOS ANGELES COUNTY

My Commission Expires April 23, 1979

Barbara J. Smith
(Notary Public's Signature)

(Name Typed or Printed)
Notary Public in and for said State

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This warranty deed is subject to the original contract of sale between Allens and Jacobs dated August 9, 1963 and recorded in Volume 347, p. 483, and the assignment thereof by Jacobs to sellers herein, recorded Volume M65, p.3637, dated October 15, 1965.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of TRANSAMERICA TITLE INS. CO.
this 22nd day of SEPTEMBER A. D. 1977, at 11:19 o'clock AM and
duly recorded in Vol. M 77, of DEEDS on Page 17748
FEE \$ 6.00

By Wm D. MILN
Hazel Draper

Ret. Trans

APR 1978