

1967/50

37650

MTC 1331-352 Vol. 77 Page 20139

KNOW ALL MEN BY THESE PRESENTS, That JERRY AHERN and MADGE AHERN,
husband and wife

, hereinafter called the grantor, for the consideration hereinafter stated,
to grantor paid by WILLIAM W. KEYT and JUNE L. KEYT, husband and wife, as tenants
in common and not as tenants by the entirety

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, sit-
uated in the County of Klamath and State of Oregon, described as follows, to-wit:

The real property described in Exhibit "A" attached hereto
and thereby made a part hereof as though fully set forth
hereat.

(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 except
those set forth in SUBJECT TO of Exhibit "A" attached hereto.

and that
grantor will warrant and forever defend the above granted premises and every part and parcel thereof against the law-
ful 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 \$15,000.00.
However, the actual consideration consists of or includes other property or value given or promised which is
part of the whole consideration (indicate which) Contract calling for principal payments of
\$9,583.33 plus 6% interest.

In construing this deed and where the context so requires, the singular includes the plural.
WITNESS grantor's hand this 4th day of December, 1972.

Jerry Ahern
Madge Ahern

STATE OF OREGON, County of Klamath) ss. December 4, 1972.
Personally appeared the above named Jerry Ahern and Madge Ahern,
husband and wife,
and acknowledged the foregoing instrument to be their voluntary act and deed.

(OFFICIAL SEAL)

Before me: *Alameda E. Graciani*
Notary Public for Oregon
My commission expires Aug. 5, 1974

NOTE—The sentence between the symbols (1), if not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

WARRANTY DEED

Jerry Ahern and Madge
Ahern, husband and wife,
TO

William W. Keyt and June
L. Keyt, husband and wife.

AFTER RECORDING RETURN TO

No.

MTC

STATE OF OREGON,

County of) ss.

I certify that the within instru-
ment was received for record on the
day of , 1972,
at o'clock M., and recorded
in book on page
Record of Deeds of said County.
Witness my hand and seal of
County affixed.

Title.

By Deputy.

(DON'T USE THIS
SPACE; RESERVED
FOR RECORDING
LABEL IN COUN-
TIES WHERE
USED.)

20140

EXHIBIT "A"

Parcel B:

Township 40 South, Range 12 E.W.M.
Section 19: SW $\frac{1}{4}$ NE $\frac{1}{4}$, N $\frac{1}{2}$ SE $\frac{1}{4}$

Parcel C:

Township 40 South, Range 12 E.W.M.
Section 19: S $\frac{1}{2}$ SE $\frac{1}{4}$, SE $\frac{1}{4}$ SW $\frac{1}{4}$ and Government Lot 4

PARCEL D:

Township 40 South, Range 12 E.W.M.
Section 30: N $\frac{1}{2}$ NE $\frac{1}{4}$

PARCEL E:

Township 40 South, Range 11 E.W.M.
Section 24: SE $\frac{1}{4}$ NE $\frac{1}{4}$ and that portion of the SW $\frac{1}{4}$ NE $\frac{1}{4}$ lying East of the Malin-Bonanza Highway
Township 40 South, Range 12 E.W.M.
Section 30: NE $\frac{1}{4}$ NW $\frac{1}{4}$ and Government Lot 1

PARCEL F:

Township 40 South, Range 12 E.W.M.
Section 20: W $\frac{1}{2}$ SW $\frac{1}{4}$
Section 29: NW $\frac{1}{4}$ NW $\frac{1}{4}$

PARCEL G:

Township 40 South, Range 12 E.W.M.
Section 20: E $\frac{1}{2}$ SW $\frac{1}{4}$
Section 29: NE $\frac{1}{4}$ NW $\frac{1}{4}$

PARCEL H:

Township 40 South, Range 12 E.W.M.
Section 20: SW $\frac{1}{4}$ SE $\frac{1}{4}$
Section 29: N $\frac{1}{2}$ NE $\frac{1}{4}$

PARCEL I:

Township 40 South, Range 11 E.W.M.
Section 24: NE $\frac{1}{4}$ SE $\frac{1}{4}$ and that portion of the NW $\frac{1}{4}$ SE $\frac{1}{4}$ lying East of the Malin-Bonanza Highway
Township 40 South, Range 12 E.W.M.
Section 30: SE $\frac{1}{4}$ NW $\frac{1}{4}$ and Government Lot 2

PARCEL J:

Township 40 South, Range 11 E.W.M.
Section 24: That portion of the SE $\frac{1}{4}$ SE $\frac{1}{4}$ lying East of the county road
Township 40 South, Range 12 E.W.M.
Section 20: SW $\frac{1}{4}$ NE $\frac{1}{4}$, S $\frac{1}{2}$ NW $\frac{1}{4}$, NW $\frac{1}{4}$ SE $\frac{1}{4}$, SE $\frac{1}{4}$ SE $\frac{1}{4}$
Section 28: NW $\frac{1}{4}$ NW $\frac{1}{4}$
Section 29: S $\frac{1}{2}$ N $\frac{1}{2}$, N $\frac{1}{2}$ S $\frac{1}{2}$
Section 30: S $\frac{1}{2}$ NE $\frac{1}{4}$, E $\frac{1}{2}$ SW $\frac{1}{4}$, Government Lot 3, N $\frac{1}{2}$ SE $\frac{1}{4}$, and that portion of Government Lot 4 lying North of the Malin-Bonanza Highway

SUBJECT TO: 1972-1973 taxes and assessments; terms and conditions of special assessments as farm use and the right of the county to additional taxes in the event said use should be changed, which obligation Grantee assumes and agrees to pay and perform; easements and rights of way of record and apparent thereon; and reservations and restrictions contained in deed recorded in Volume 184, page 133, Deed Records of Klamath County, Oregon, affecting Parcel B.

EXHIBIT "A"

g of m.a.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

I hereby certify that the within instrument was received and filed for record on the 20th day of October, 19 77 at 10:40 o'clock A M., and duly recorded in Vol. M77 of Deeds on Page 20139.

FEE \$6.00

WM. D. MILNE, County Clerk

By *Bernetha H. Litch* Deputy