

WARRANTY DEED.

KNOW ALL MEN BY THESE PRESENTS, That JAMES E. CROSS and ELIZABETH ANNE CROSS, husband and wife, herein-after called the grantors, for the consideration herein-after stated, to grantors paid by HARRY L. HOCK and ELIZABETH M. HOCK, husband and wife, hereinafter called the grantees, do hereby grant, bargain, sell and convey unto the said grantees and grantees' 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:

A portion of the SE $\frac{1}{4}$ of Section 28, Township 39 South, Range 8 E.W.M., more particularly described as follows: Beginning at a point from which the one quarter section corner common to Sections 28 and 33, Twp. 39 S., R. 8 E., W.M. bears West 1474.56 feet; thence North 22°53' West 538.96 feet to the true point of beginning of this description, said point being the most Northeasterly corner of the aforesaid tract of real property described in Volume 158 at page 16, Deed Records of Klamath County, Oregon, said corner being located on the southerly right of way boundary of the Ashland-Klamath Falls Highway; thence South 67°07' West along said right of way boundary, a distance of 170.8 feet; thence South 22°53' East, parallel with the Easterly boundary of aforesaid tract of real property, a distance of 215.9 feet to a point on the Northerly bank of an existing irrigation ditch; thence South 87°12' East along said ditch bank, a distance of 189.5 feet to the Easterly boundary of aforesaid tract of real property; thence North 22°53' West along said boundary a distance of 298.0 feet, more or less, to the true point of beginning.

SUBJECT To reservations and restrictions of record, and easements and rights of way of record and those apparent on the land.

SUBJECT To liens and/or assessments for irrigation and/or drainage.

SUBJECT To that certain mortgage, including the terms and provisions thereof, executed by Sammy F. Cannon and Gloria J. Cannon, husband and wife, to J.S. Gleason, Jr., as Administrator of Veterans' Affairs, an Officer of the United States of America, dated February 4, 1964, recorded February 5, 1964, in Mortgage Volume 221 at page 512, Records of Klamath County, Oregon, to secure the payment of \$12,000.00, upon which there is a principal balance of \$10,226.46, which said mortgage and principal sum the Grantees expressly assume and agree to pay according to the terms and provisions thereof.

TO HAVE AND TO HOLD The same unto the said grantees and grantees' heirs, successors and assigns forever.

And said grantors hereby covenant to and with said grantees and grantees' heirs, successors and assigns, that grantors are lawfully seized in fee simple of the above granted premises, free from all encumbrances except as hereinabove set forth, and that grantors will warrant

21738

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 \$18,785.00.

WITNESS Grantors hands this 30th day of October, 1970.

James E. Cross
Elizabeth Anne Cross

STATE OF OREGON,)
(ss.
County of Klamath.)

October 30, 1970.

Personally appeared the above named JAMES E. CROSS and ELIZABETH ANNE CROSS, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Robert A. Powell
Notary Public for Oregon
My Commission Expires: 1/11/51

Return To
MTC - Branch

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Mountain Title Co.

this 10th day of November A. D. 19 77 at 9:59 clock A M. and

duly recorded in Vol. M77, of Deeds on Page 21737

Wm D. MILNE, County Clerk

By: Bernard A. Hetch

Fee \$6.00