

1967/50

40066

KNOW ALL MEN BY THESE PRESENTS, That Joseph S. Ball and Evelyn M. Ball, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by William Walter Peterson and Nora Peterson, 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:

That portion of the east half of the West half of Sec. 24, Township 31 S., Range 7, E.W.M., lying West of the Westerly right of way line of Highway Number 97.

SUBJECT TO:

1. Reservations, restrictions, rights of way and easements of record and those apparent on the land.
2. Rights of the public in any portion of the hereindescribed premises lying within the limits of any road or highway.
3. Rights of Way for a 60' road, Route KIR S-14, West Boundary Road, as disclosed by Statement of Owners of Allotted Indian Lands to Accompany Application for Right of Way, dated April 29, 1959, recorded May 8, 1959 in Volume 13 of Miscellaneous, page 432, records of Klamath County, Oregon.

(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 as hereinabove stated.

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 \$ 79,500.00 . . . However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which):

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

WITNESS grantor's hand this 23rd day of March, 1973

Joseph S. Ball
Evelyn M. Ball

STATE OF OREGON, County of Klamath) ss. March 23, 1973
Personally appeared the above named Joseph S. Ball and Evelyn M. Ball, husband and wife,
and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires 8-5-75

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

WARRANTY DEED

Joseph S. & Evelyn M. Ball

TO

William Walter & Nora Peterson

AFTER RECORDING RETURN TO

Nora Peterson
1955 Lowell
Klamath Falls, OR 97601

No.

633

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

STATE OF OREGON

County of Klamath } ss.

I certify that the within instrument was received for record on the 7th day of December, 1977, at 9:33 o'clock A.M., and recorded in book M77 on page 23692 or as filing fee number 40066, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Wm. D. Milne

County Clerk

Title

By Bernetha H. Belork Deputy

Fee \$3.00