

42695

## WARRANTY DEED

Vol. 78 Page 2226

KNOW ALL MEN BY THESE PRESENTS, That LEO E. MURRER and ALICE MURRER, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by KARL L. VIDRICKSEN, and LOUISE C. VIDRICKSEN, husband and wife, and HARRY L. VIDRICKSEN, 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:

See legal description, "Exhibit A" attached and thereto made a part of this document,

## SUBJECT TO:

1. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, road or highways.
2. Farm Use Assessment or disqualification thereof.
3. Statutory powers, including the power of assessment of Klamath Irrigation District.
4. Rights of the public and of government bodies in and to that portion of the premises herein described lying below the high water mark of Lost River.
5. Reserving an easment, conveyed to the United State of America by instrument recorded July 7, 1919 in Book 50 at page 299, Deed Records of Klamath County, Oregon.
6. Mortgage executed by Lloyd A. Jard and Mary'l Hard in favor of The Federal Land Bank, recorded June 27, 1972 in Vol. M72, page 7003, Microfilm Records of Klamath County, Oregon, which mortgage Grantees herein agree to assume and pay.

(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 AS SET FORTH ABOVE,

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 \$ 100,000.00

~~However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which) (The sentence between the symbols @, if not applicable, should be deleted. See ORS 93.030.)~~

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 3rd day of February, 1978; 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.  
February 3rd, 19 78.

Personally appeared the above named  
Leo E. Murrer and Alice Murrer,  
husband and wife,  
and acknowledged the foregoing instru-  
ment to be their voluntary act and deed.

(OFFICIAL  
SEAL)

Notary Public for Oregon  
My commission expires: 7/19/78

STATE OF OREGON, County of \_\_\_\_\_, ss.  
\_\_\_\_\_, 19\_\_\_\_.

Personally appeared \_\_\_\_\_ and \_\_\_\_\_, who, being duly sworn, each for himself and not one for the other, did say that the former is the \_\_\_\_\_ president and that the latter is the \_\_\_\_\_ secretary of \_\_\_\_\_, a corporation, 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 behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Notary Public for Oregon  
My commission expires:

(OFFICIAL  
SEAL)

Murrer  
GRANTOR'S NAME AND ADDRESS  
Vidricksen  
GRANTEE'S NAME AND ADDRESS  
After recording return to:  
Harry L., Louise and Karl Vidricksen  
MTC  
NAME, ADDRESS, ZIP  
Until a change is requested all tax statements shall be sent to the following address.  
same as above  
NAME, ADDRESS, ZIP

STATE OF OREGON, } ss.  
County of \_\_\_\_\_  
I certify that the within instru-  
ment was received for record on the  
day of \_\_\_\_\_, 19\_\_\_\_,  
at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and recorded  
in book \_\_\_\_\_ on page \_\_\_\_\_ or as  
file/reel number \_\_\_\_\_,  
Record of Deeds of said county.  
Witness my hand and seal of  
County of \_\_\_\_\_.

By \_\_\_\_\_ Recording Officer  
Deputy

2227  
MTC NO. 4944-B

DESCRIPTION

The NE $\frac{1}{4}$  of the NE $\frac{1}{4}$  and that portion of Lot 7 lying Northerly of the Southern Pacific Railroad right of way, Section 12, Township 41 South, Range 10 East, Willamette Meridian, Klamath County, Oregon.

SAVING AND EXCEPTING from this description right of way deeded to the Central Pacific Railway Company, over and across Lot 7, Section 12, Township 41 South, Range 10 East of the Willamette Meridian, which deed is recorded in Volume 85, at page 434, Deed Records of Klamath County, Oregon.

ALSO SAVING AND EXCEPTING that portion of the NE $\frac{1}{4}$ NE $\frac{1}{4}$  of Section 12, Township 41 South, Range 10 East of the Willamette Meridian, which lies within the Dalles-California Highway, from State Highway No. 39, South to the North boundary of subject property.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Mountain Title Co

this 7th day of February A. D. 1978 at 11:15 clock A. M., and

fully recorded in Vol. 178, of Deeds on Page 2226

Wm D. MILNE, County Clerk  
By Bernard D. Kitch

Fee \$6.00