

This Indenture Witnesseth, THAT MOSLEY DAVIS and PHYLLIS DAVIS, husband and wife,

hereinafter known as grantors, for the consideration hereinafter stated have bargained and sold, and by these presents do grant, bargain, sell and convey unto KENNETH E. WARD and MARY E. WARD,

husband and wife, grantees, the following described premises, situated in Klamath County, Oregon, to-wit:

PARCEL 1: The E $\frac{1}{2}$ of SE $\frac{1}{4}$ of Section 32, and the W $\frac{1}{2}$ of SW $\frac{1}{4}$ of Section 33, in Township 39 South, Range 11 $\frac{1}{2}$ East of the Willamette Meridian, EXCEPTING THEREFROM a strip of land 60 feet wide across the NW $\frac{1}{4}$ SW $\frac{1}{4}$ of said Section 33, conveyed to United States of America in Deed Vol. 39 at page 252.

PARCEL 2: The South 500 feet of the SW $\frac{1}{4}$ of SE $\frac{1}{4}$ and that portion of the SW $\frac{1}{4}$ of SE $\frac{1}{4}$ described as beginning at a point on the East line of said SW $\frac{1}{4}$ of SE $\frac{1}{4}$ that is of an existing road; thence Southeast corner of said SW $\frac{1}{4}$ of SE $\frac{1}{4}$; thence West to the centerline thence North to the North line of said SW $\frac{1}{4}$ of SE $\frac{1}{4}$; thence East to the Northeast corner of said SW $\frac{1}{4}$ of SE $\frac{1}{4}$; thence South to the point of beginning, all in Section 32, Township 39 South, Range 11 $\frac{1}{2}$ East of the Willamette Meridian, Klamath County, Oregon.

SUBJECT TO: Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Irrigation District; Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Poe Valley Improvement District and the Klamath Basin Improvement District; and subject to the terms and provisions of that certain instrument recorded July 24, 1970, in Volume M-70 at page 6187 as "Notice to persons intending to plat lands within the Klamath Basin Improvement District"; Rights of the public in and to any portion of the above described property lying within the limits of public roads and highways; Easements and rights of way of record and those apparent on the land, if any.

(Grantees expressly understand the property is subject to a Life Estate of C. L. Webber and Lucia Webber or the survivor in and to the existing residence on said real property and fenced yard surrounding same as well as all structures contained in said yard and the pump house presently on said real property providing domestic water for said residence, as well as ingress and egress from said premises to the public highway or roadway adjoining same.)

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 103,000.00
~~However, the actual consideration includes other property which is part of the consideration.~~
(Strike out the above when not applicable)

TO HAVE AND TO HOLD the said premises with their appurtenances unto the said grantees as an estate by the entirety. And the said grantors do hereby covenant, to and with the said grantees, and their assigns, that they are the owners in fee simple of said premises; that they are free from all incumbrances, except those above set forth, and that they will warrant and defend the same from all lawful claims whatsoever, except those above set forth.

IN WITNESS WHEREOF, they have hereunto set their hands and seals this 27th day of June, 1972

(SEAL) *Mosley Davis* (SEAL)
(SEAL) *Phyllis Davis* (SEAL)

STATE OF OREGON, County of Klamath) ss. February 28, 1973
Personally appeared the above named Mosley Davis and Phyllis Davis,
husband and wife,
and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Helen D. Goechman
Notary Public for Oregon.
My commission expires 11/25/76

After recording return to:

BEDDOE & HAMILTON
Attorneys At Law
280 Main Street
Klamath Falls Oregon 97601

From the Office of
GANONG, SISEMORE & ZAMSKY
538 Main Street
Klamath Falls, Oregon 97601

STATE OF OREGON,
County of Klamath
I certify that the within instrument was received for record on the 22nd day of March 1978 at 8:41 o'clock A.M., and recorded in book M78 on page 5423 Record of Deeds of said County.

Witness my hand and seal of County affixed.

Wm. D. Milne

By *Daniel W. Milne* County Clerk-Recorder
Deputy

Fee \$3.00