

MOUNTAIN TITLE COMPANY

48699

6497-171
WARRANTY DEED

Vol. 178 Page 10736

KNOW ALL MEN BY THESE PRESENTS, That DAVID N. SELLERS and MARGARET R. SELLERS, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by KENNETH W. DARROW and EARL E. DARROW, 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:

The S1/4NW1/4 of Section 16, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, EXCEPTING THEREFROM the County Road 30 feet in width along the West line of said tract.

SUBJECT TO: 1. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways. 2. Regulations of Klamath Irrigation District. 3. Agreement as to irrigation, between United States of America and June F. Grimes, et al, recorded July 3, 1928 in Deed Volume 80 page 617. 4. Regulations of Klamath Basin Irrigation District. 5. Provisions of that certain instrument recorded July 24, 1970 in Volume M70, page 6187, as "Notice to persons intending to Plat Lands within the Klamath Basin Improvement District." 6. Mortgage in favor of the State of Oregon, represented and acting by the Director of Veterans Affairs, recorded September 22, 1975 in Volume M75, page 11449, which the grantees herein agree to assume and pay according to the terms contained therein. (continued below)

(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 7. Taxes, including the current fiscal year have been assessed with Veterans Exemption.

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. and that

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$49,500.00. 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 19th day of May, 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)

David N. Sellers
Margaret R. Sellers

STATE OF OREGON,

County of Klamath } ss.
May 19, 1978

Personally appeared the above named David N. Sellers and Margaret R. Sellers

and acknowledged the foregoing instrument to be their voluntary act and deed.

(OFFICIAL SEAL)

Before me: *May Blum*
Notary Public for Oregon
My commission expires: 8-23-81

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 _____

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.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon
My commission expires:

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Kenneth W. Darrow
1815 Derby Street
Klamath Falls, Oregon

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

Dept. of Veterans Affairs
1225 Ferry Street, S.E.
Salem, Oregon 97310

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 22nd day of May, 1978, at 2:38 o'clock P.M., and recorded in book M78 on page 10736 or as file/reel number 48699.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne
By *Bernice J. Milne* Recording Officer
Deputy

Fee \$3.00

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