

49349

1967/50

STEVENS-NESE LAW FIRM, P.C., ASTORIA, ORE.

Vol. M78 Page 11717

KNOW ALL MEN BY THESE PRESENTS, That ROBERT V. SEATER, husband and wife

to grantor paid by JAMES V. HAAPOJA and LOIS J. HAAPOJA, husband and wife

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:

W $\frac{1}{2}$ SW $\frac{1}{4}$ Section 1; NE $\frac{1}{4}$ Section 2; NW $\frac{1}{4}$ Section 12; all in Township 40 South, Range 13 E. W.M. Saving and excepting from the above-described property those portions thereof conveyed to the United States of America by Deed Vol. 64, page 298, Deed Vol. 69, page 292, Deed Vol. 69, page 556, and Deed Vol. 75, page 552. Subject to Reservations and restrictions of record, easements and rights of way of record and those apparent on the land, liens and assessments of Klamath Project and Langell Valley Irrigation District, and regulations, easements and contracts or other irrigation rights in connection therewith; Subject also to Farm Land Use Taxation, and to any additional taxes which may be levied by reason of the land being disqualified for any reason.

(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 as hereinabove set forth.

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 \$159,000.00. However, the actual consideration consists of or includes other property or value given or promised which is part of the whole consideration (indicate which).

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

WITNESS grantor's hand this 31st day of May, 1974.

Robert V. Seater
Evelyn A. Seater

STATE OF OREGON, County of KLAMATH

Personally appeared the above named ROBERT V. SEATER and EVELYN A. SEATER

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

(OFFICIAL SEAL)

Before me:

Notary Public for Oregon

My commission expires 1/11/75

NOTE—The sentence between the symbols ①, if not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

WARRANTY DEED

TO

AFTER RECORDING RETURN TO

No.

James V. Haapoja
B11 Bx 62
Reno, NV 89503

(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 1st day of June, 1978, at 3:40 o'clock P.M., and recorded in book M78, on page 11717 or as file number 49349, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Wm. D. Milne

County Clerk

Title

By Bernice N. Helick

Deputy

Until a change is requested, all tax statements shall be sent to the following name and address

Fee \$3.00