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This Instrument Witnesseth,

Vol. m78 Page 13006

THEODORE WILLDEN and NANCY K. WILLDEN, husband and wife, hereinafter known as grantors for the consideration hereinafter recited, grant, bargain, sell and convey unto GLEN W. ISRAEL and ALDA M. ISRAEL, husband and wife, and PHILIP M. ISRAEL, their heirs and assigns, the following described premises, situated in Klamath County, Oregon, to-wit:

The SE $\frac{1}{4}$  of Section 12, Township 36 South, Range 11 E.W.M.; The NE $\frac{1}{4}$  of the SE $\frac{1}{4}$  and the E $\frac{1}{2}$  of the NE $\frac{1}{4}$  of Section 13, Township 36 South, Range 11 E.W.M.,

SUBJECT TO: Easements and rights of way of record or apparent on the land; Rights of governmental bodies or public to any portion lying below the high water mark of Sprague River; Terms and provisions as set forth in approved deed recorded April 8, 1958, in Deed Vol. 298, page 512; Rights of the public in any portion of the herein described premises lying within the limits of any road or highway; Real property taxes for fiscal year commencing July 1, 1973; Contract of Sale dated Aug. 12, 1964, wherein W.M. Williams and Elizabeth Anna Williams, husband and wife, are sellers, and Lawrence E. Plemons et al. are purchasers, which said Contract of sale was thereafter assigned to Grantors herein, and which said Contract of Sale Grantees herein assume and agree to pay.

NOTE: The above property has been granted special assessments for farm use, and when same is terminated it will be subject to additional ad valorem tax.

TO HAVE AND TO HOLD the said premises with their appurtenances unto the said Glen W. Israel and Alda M. Israel, husband and wife, as tenants by the entirety as to an undivided one-half interest, and unto said Philip M. Israel as tenant in common as to an undivided one-half interest, their heirs and assigns forever.

The true and actual consideration for this transfer is \$ 180,000 being

The foregoing recitation of consideration is true as I verily believe.

And the said grantors do hereby covenant to and with the said grantees, their heirs and assigns, that they are the owners in fee simple of said premises; that they are free from all incumbrances, except as 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 1st day of October 1973

*Theodore Willden* (SEAL)

*Nancy K. Willden* (SEAL)

STATE OF COLORADO, County of Montrose, ss. October 21 1973  
Personally appeared the above named Theodore Willden and Nancy K. Willden, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

From Office of  
GANONG, GANONG & GORDON  
First Federal Building  
Klamath Falls, Oregon

Before me:

*August J. McPherson*  
Notary Public for ~~Colorado~~ Colorado  
My commission expires 7-12-79

STATE OF OREGON,

County of Klamath ss.

I certify that the within instrument was received for record on the 19th day of June 1978, at 1:32 o'clock P. M., and recorded in book N78 on page 13006. Record of Deeds of said County.

Witness my hand and seal of County affixed.

Wm. J. Milne

By *Barbara J. Milne* County Clerk-Recorder  
Deputy

Fee \$3.00

KCT Co