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WARRANTY DEED

Vol. 178 Page 16867



KNOW ALL MEN BY THESE PRESENTS, That BILLY J. MAHURIN and JANICE L. MAHURIN, as tenants by the entirety

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by RUSSELL D. FITZGERALD and ALISSA K. FITZGERALD, as tenants by the entirety, 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:

SUBJECT TO: 1. Mortgage, including the terms and provisions thereof, with interest thereon and such future advances as may be provided therein, given to secure the payment of \$125,000. Dated July 20, 1977, Recorded July 20, 1977 in Book M-77 at Page 12884, Mortgagor - Billy J. Mahurin and Janice L. Mahurin, h/w, Mortgagee - State of Oregon, representing and acting by the Director of Veteran's Affairs - which grantees herein agree to assume and pay in full. 2. Mortgage, including the terms and provisions thereof, with interest thereon and such future advances as may be provided therein, given to secure the payment of \$30,000.00, Dated January 19, 1978, Recorded January 20, 1978 in Book M-78 at Page 1241, Mortgagor - Billy J. Mahurin and Janice L. Mahurin, h/w, Mortgagee - United States of America, acting through the Farmers Home Administration, United States Department of Agriculture - which grantees herein agree to assume and pay in full.

(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, easements or restrictions of record, common to the area or apparent on the face of the land

and that 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 \$ 130,000.00

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 31st day of July, 1978; if a corporate grantor, it has caused its name to be signed and sealed affixed by its officers, duly authorized thereto by order of its board of directors.

[Signature of Billy J. Mahurin]

[Signature of Janice L. Mahurin]

(If executed by a corporation, affix corporate seal)

TEXAS STATE OF TEXAS County of Wichita July 31st 1978

STATE OF OREGON, County of _____) ss. 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.

Personally appeared the above named Billy J. and Janice L. Mahurin

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

(OFFICIAL SEAL)

[Signature of Notary Public for Oregon]

Notary Public for Oregon My commission expires: 10-31-78

Notary Public for Oregon My commission expires:

(OFFICIAL SEAL)

Billy J. and Janice L. Mahurin 2-32 West Lake Arrowhead Wichita Falls, Texas, 76301

Russell D. and Alissa K. Fitzgerald P. O. Box 151 Beatty, Oregon 97621

Name, Address, ZIP Russell D. and Alissa K. Fitzgerald P. O Box 151 Beatty, Oregon 97621

STATE OF OREGON, County of _____) ss.

I certify that the within instrument 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 affixed.

By _____ Recording Officer Deputy

Government Lots 17, 18, 23, 24, 25, 26, 31 and 32 of Section 13 and the Northeast quarter of Section 24, all in Township 36 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon, being more particularly described as follows:

The East half of the Southeast quarter (E $\frac{1}{2}$ SE $\frac{1}{4}$) of Section 24, Township 36 South, Range 10 East of the Willamette Meridian; EXCEPTING however, the following described triangular portion in the SE $\frac{1}{4}$ SE $\frac{1}{4}$; Beginning at the Southeast corner of Section 24, Township 36 South, Range 10 East of the Willamette Meridian; thence North along said Section line 841.5 feet (51 rods); thence in a Southwesterly direction to the Southwest corner of the SE $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section; thence East along the South line of said Section to the point of beginning.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Transamerica Title Co.

on the 2nd day of August A. D. 1978 at 3:45 clock P.M., and
 duly recorded in Vol. 103 of Deeds on Page 16867

W. D. MILNE, County Clerk

By Bernetha Shetsch

Fee \$6.00