

54266

WARRANTY DEED

M-15943-0

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This Indenture Witnesseth, husband and wife,

THAT MELVIN W. HUNTER and SHIRLEY M. HUNTER,

hereinafter known as grantors for the consideration hereinafter recited, have bargained and sold, and by these presents do grant, bargain, sell and convey unto ROGER WAYNE TOBIAS and MARY A. TOBIAS, husband and wife, and THEODORE R. BEGUIN,

their heirs and assigns, the following described premises, situated in Klamath County, Oregon, to-wit:

The E $\frac{1}{2}$ SW $\frac{1}{4}$ and W $\frac{1}{2}$ SE $\frac{1}{4}$ of Section 30, Township 39 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.

SUBJECT TO: (1) Acreage and use limitations under provisions of the United States Statutes and regulations issued thereunder. Liens and assessments of Klamath Project and Poe Valley Improvement District, and regulations, contracts, easements, and water and irrigation rights in connection therewith. (2) Rights of the public in and to any portion of said premises lying within the limits of public roads and highways. (3) Reservation of all gas, oil and minerals together with the right of entry for prospecting and removal thereof as well as an agreement to compensate owners for any reasonable damage incurred through prospecting and removal as more fully set forth in deed recorded February 23, 1965 in Volume 359 at page 471.

TO HAVE AND TO HOLD the said premises with their appurtenances unto the said grantees as follows, to-wit: Unto Roger Wayne Tobias and Mary A. Tobias, husband and wife, as an estate by the entirety, as to an undivided one-half interest; and unto Theodore R. Beguin, the remaining undivided one-half interest.

The true and actual consideration for this transfer is \$ 35,000.00. ~~85,000.00~~

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

~~TO HAVE AND TO HOLD the said premises unto the said grantees as follows, to-wit: Unto Roger Wayne Tobias and Mary A. Tobias, husband and wife, as an estate by the entirety, as to an undivided one-half interest; and unto Theodore R. Beguin, the remaining undivided one-half interest.~~

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 23rd day of February 19 68.

(SEAL)

(SEAL)

(SEAL)

(SEAL)

STATE OF OREGON, County of Klamath

) ss.

February 23

19 68

Personally appeared the above named MELVIN W. HUNTER and SHIRLEY M. HUNTER, 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:

Andrew G. Gordin
Notary Public for Oregon.
My commission expires March 13, 1970

STATE OF OREGON,

County of Klamath

) ss.

I certify that the within instrument was received for record on the 30th day of AUGUST 1978, at 3:40 o'clock P M., and recorded in book M78 on page 19254. Record of Deeds of said County.

Witness my hand and seal of County affixed.

WM. D. MILNE

By *Deborah A. Hetch* County Clerk-Recorder.

FEE \$ 3.00

Deputy

After recording return
to:

Mr. & Mrs. Roger W. Tobias
2927 Busbee
City 97601