

5715

WARRANTY DEED Vol. M78 Page 21565 WILLIAM D. NOONAN and ROSEMARIE B. HUSBAND AND WIFE

KNOW ALL MEN BY THESE PRESENTS, That WILLIAM D. NOONAN and ROSEMARIE B. HUSBAND AND WIFE, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by EMIL EMBREY and ELIZABETH EMBREY, HUSBAND AND WIFE, 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:

All that part of the SW 1/4 SW 1/4 of Section 7, Township 40 South, Range 10 East of the Willamette Meridian, lying Northeasterly from the Dalles-California Highway, in the County of Klamath, State of Oregon.

Subject to reservations and restrictions of record and easements and rights of way of record and those apparent on the land.

Subject to regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Irrigation District.

Subject also to special tax assessment for farm use, and if change in use disqualifies the property for future farm use taxation, the grantee assumes and agrees to pay all such taxes.

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 the hereinabove set forth premises, free from all encumbrances except as

grantee will warrant and defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whatsoever, except those claimed under the above described encumbrances. The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 47,500.00

In construing this deed and when the contract so requires, the singular includes the plural and all grammatical changes shall be supplied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 28th day of September, 1978, at Klamath Falls, Oregon. Signed and sealed by its officers, duly authorized thereto by order of its board of directors.

William D. Noonan Rosemarie B. Noonan

STATE OF OREGON, County of Klamath, SEPT 28 1978

STATE OF OREGON, County of Klamath, 1978 Personally appeared

WILLIAM D. NOONAN and ROSEMARIE B. NOONAN

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

Notary Public for Oregon My commission expires 9/24/81

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.

Notary Public for Oregon My commission expires: (OFFICIAL SEAL)

WILLIAM D. NOONAN and ROSEMARIE B. NOONAN

STATE OF OREGON, County of Klamath ss. I certify that the within instrument was received for record on the 28th day of September, 1978, at 10:46 o'clock A.M., and recorded in book M73 on page 21565 or as file/reel number 55745

EMIL EMBREY and ELIZABETH EMBREY

Record of Deeds of said county. Witness my hand and seal of County affixed.

After recording of this deed GRANTEE'S NAME AND ADDRESS

KLAMATH FIRST FEDERAL 540 NW 10 K.F.C.

Wm. D. Milne Recording Officer By [Signature] Deputy

Should change in content of this statement shall be in the following and in

EMIL EMBREY and ELIZABETH EMBREY

Fee \$3.00