

60540

MT 6766-J  
WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That O. D. GASTON and IVA GASTON, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ALBERT BYRON ROSS and JUDITH J. ROSS, 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:

That portion of the S $\frac{1}{2}$ SE $\frac{1}{4}$ SE $\frac{1}{4}$  of Section 24, lying East of the Malin-Bonanza Highway, in Township 40 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon. ALSO the NE $\frac{1}{4}$  SW $\frac{1}{4}$  and S $\frac{1}{2}$ SE $\frac{1}{4}$ NW $\frac{1}{4}$  and S $\frac{1}{2}$  of Government Lot 3, all in Section 30, Township 40 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon.

SUBJECT TO: The assessment roll and the tax roll disclose that the premises herein described have been specially assessed as Farm Use Land. Reservations as contained in Deed from Klamath County to Denis T. Murphy, recorded April 28, 1941 in Volume 137, page 249, Deed Records of Klamath County, Oregon. Right of Way, recorded June 8, 1978, in Volume M78, page 13889, Microfilm Records of Klamath County, Oregon.

(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 as set forth above and apparent upon the land,

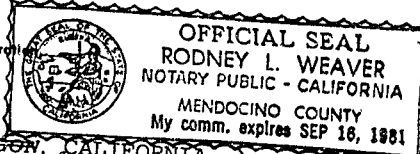
grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 44,100.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which). (The sentence between the symbols ©, if not applicable, should be deleted. See ORS 93.030.)

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 4th day of September, 1978; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

(If executed by a corporate officer, affix corporate seal)



STATE OF OREGON, CALIFORNIA  
County of Mendocino ss.  
Sept 4, 1978

STATE OF OREGON, County of \_\_\_\_\_ ss.  
\_\_\_\_\_, 19\_\_\_\_

Personally appeared \_\_\_\_\_

and

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 \_\_\_\_\_

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.

Before me:

(OFFICIAL SEAL)

Before me:

Rodney L. Weaver  
Notary Public for Oregon California  
My commission expires: \_\_\_\_\_

Notary Public for Oregon  
My commission expires: \_\_\_\_\_

(OFFICIAL SEAL)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Albert B. & Judith Ross  
13481 Crystal Springs Road  
Klamath Falls, OR  
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.  
Same

NAME, ADDRESS, ZIP

STATE OF OREGON,

ss.

County of Klamath

I certify that the within instrument was received for record on the 3rd day of JANUARY, 1979, at 4:09 o'clock P.M., and recorded in book M 79 on page 315 or as file/reel number 60540

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Miller

Recording Officer

By Jeannette J. Miller Deputy

FEE \$ 3.00