

MTC 7273

STEVENS-HESS LAW PUBLISHING CO., PORTLAND, OR. 97204

TC

61225

WARRANTY DEED

Vol. 79 Page

1421

KNOW ALL MEN BY THESE PRESENTS, That Harry R. Waggoner and Norma E. Waggoner, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by MX LAND AND LIVESTOCK CORPORATION, an Oregon Corporation, 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:

Township 38 South, Range 13 East of the Willamette Meridian, Klamath County, Oregon:

Section 14: S $\frac{1}{2}$ NW $\frac{1}{4}$ , W $\frac{1}{2}$ SW $\frac{1}{4}$

Section 16: S $\frac{1}{2}$

Section 21: SE $\frac{1}{4}$ NE $\frac{1}{4}$ , N $\frac{1}{2}$ SE $\frac{1}{4}$ , SW $\frac{1}{4}$ SE $\frac{1}{4}$

Section 22: NW $\frac{1}{4}$ , SE $\frac{1}{4}$ , N $\frac{1}{2}$ NE $\frac{1}{4}$ , SW $\frac{1}{4}$ NE $\frac{1}{4}$

Section 23: NW $\frac{1}{4}$ NW $\frac{1}{4}$

Section 26: W $\frac{1}{2}$ NW $\frac{1}{4}$ , NW $\frac{1}{4}$ SW $\frac{1}{4}$

Section 27: NE $\frac{1}{4}$ NE $\frac{1}{4}$

Section 28: NE $\frac{1}{4}$ NW $\frac{1}{4}$ , E $\frac{1}{2}$

Section 33: E $\frac{1}{2}$ NE $\frac{1}{4}$

Approximately 1720 acres more or less.

Harry R. Waggoner  
2439 Berkeley  
Klamath Falls, Oregon 97601

GRANTOR'S NAME AND ADDRESS

MX LAND AND LIVESTOCK CORP.  
P.O. Box 213  
Montrose, California 91020

GRANTEE'S NAME AND ADDRESS

After recording return to:

MX LAND AND LIVESTOCK CORP.  
P.O. Box 213  
Montrose, California 91020

NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

## STATE OF OREGON

County of

SS.

I certify that the within instrument was received for record on the day of

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

1422

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 specifically set forth in the memorandum of contract, dated December 27<sup>th</sup>, 1978, between MX LAND AND LIVESTOCK CORPORATION by C.J. Emmich, President, and Harry R. and Norma E. Waggoner. and: Easements, rights of way of record, and those apparent upon the land,

warrant and forever defend the above granted 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 \$258,000.00

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 31st day of December, 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 corporation, affix corporate seal)

Harry R. Waggoner

Norma E. Waggoner

STATE OF OREGON,

County of Klamath

December 31, 1978

Personally appeared the above named Harry R. Waggoner and Norma E. Waggoner

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

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 8-23-81

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.

Before me:

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

STATE OF OREGON; COUNTY OF KLAMATH; ss.

I hereby certify that the within instrument was received and filed for record on the 17<sup>th</sup> day of January A.D., 1979 at 11:00 o'clock A.M., and duly recorded in Vol 1479 of Deeds on Page 1421

FEE \$6.00

WM. D. MILLER, County Clerk

By: *Bernard A. Leisch* Deputy