FORM No. 633—WARRANTY DEED (Individual or Corporate). STEVENS-NESS LAW PUBLISHING CO., PORTLAND, OR. 97204

1-1-74 **62218** WARRANTY DEED **Vol. M79 Page 3060**

KNOW ALL MEN BY THESE PRESENTS, That JOHN URBACH and LURA URBACH

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by URBACH FARMS, INC., *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:*

Lots One and Eight of Block 2; all of Blocks 3 and 4 of the Town of Dairy, according to the duly recorded plat thereof as now vacated and the vacated streets and alleys attaching to said blocks by operation of law; also, beginning at a point N. 71°15' East 30.63 chains from the West quarter section corner of 34, Township 38 South, Range 11 1/2 E.W.M.; thence E. 9.83 chains to the center of Modoc Street; thence south along center of said street extended, 8.74 chains; thence W. 14.09 chains; thence N. 14.54 chains; thence E. 4.26 chains; thence S. 5.30 chains to point of beginning, in SE 1/4 NW 1/4 of Section 34, Township 38 South, Range 11 1/2 E.W.M.

RECEIVED FEB 7 1979

(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 above stated, & liens, assessments, rules & regulations for irrigation, drainage & sewage, & reservations, restrictions, easements & rights of way of record & those apparent on 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 $17,790.00.

~~However, the actual consideration consists of or includes other property or value given or promised which is the whole or part of the consideration (indicate which)~~

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 3rd *day of* February, 1979; *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.*

John Urbach
JOHN URBACH

(If executed by a corporation, affix corporate seal)

Lura Urbach
LURA URBACH

STATE OF OREGON, County of Klamath } ss.
February 3, 1979

Personally appeared the above named JOHN URBACH and LURA URBACH *and acknowledged the foregoing instrument to be* their *voluntary act and deed.*

Before me: [signature]

(OFFICIAL SEAL)

Notary Public for Oregon
My commission expires: 11-24-81

STATE OF OREGON, County of .....) ss.
....., 19.....

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: ..... (OFFICIAL SEAL)

Notary Public for Oregon
My commission expires:

JOHN & LURA URBACH
P.O. Box 12
Dairy, Oregon 97625
GRANTOR'S NAME AND ADDRESS

URBACH FARMS, INC.
P.O. Box 12
Dairy, Oregon 97625
GRANTEE'S NAME AND ADDRESS

After recording return to:
URBACH FARMS, INC.
P.O. Box 12
Dairy, Oregon 97625
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.
URBACH FARMS, INC.
P.O. Box 12
Dairy, Oregon 97625
NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON, County of KLAMATH } ss.

I certify that the within instrument was received for record on the 7th *day of* FEBRUARY, *19* 79, *at* 4:15 *o'clock* PM., *and recorded in book* M 79 *on page* 3060 *or as file/reel number* 62218, *Record of Deeds of said county.*

Witness my hand and seal of County affixed.

WM. D. MILNE COUNTY CLERK
Recording Officer
By Hazel Drazil *Deputy*

FEE $ 3.00