

K-31635

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That Joseph Beal Miller, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Lloyd H. Ross and Clementine C. Ross, husband and wife, hereinafter called the grantees, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, an undivided 1/3 interest in 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 the following described real property situate in Klamath County, Oregon:

An undivided 1/3 interest in and to the following real property:

The S 1/2 of Government Lot 13, except that portion used for Highway purposes: The S 1/2 of Government Lot 14; all of Government Lot 19; and that portion of Government Lots 22, 27 and 30 described as follows:

E 1/2; E 1/2 E 1/2 W 1/2; E 1/2 E 1/2 W 1/2  
E 1/2 W 1/2; E 1/2 E 1/2 W 1/2 E 1/2 W 1/2  
E 1/2 W 1/2; E 1/2 E 1/2 W 1/2 E 1/2 W 1/2 E 1/2  
W 1/2 E 1/2 W 1/2; All in Section 4, Township  
36 South, Range 7 East of the Willamette  
Meridian, in the County of Klamath, State of  
Oregon.

SUBJECT TO:

1. Liens and Assessments of Klamath Project and Modoc Irrigation District, and regulations easements, contracts, water and irrigation rights in connection therewith.

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2. Taxes for the 1978-79 tax year and prior tax years are deferred pursuant to the provisions of ORS 308.370 to 308.403 plus accrued interest.
3. Reservations and restrictions disclosed by Land Status Report recorded October 2, 1958 in Deed Volume 304 on page 248, records of Klamath County, Oregon, including the terms and provisions thereof.

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 those noted above and those apparent on the land, if any, 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 \$16,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration.

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 9th day of March, 1979; if a corporate grantor,

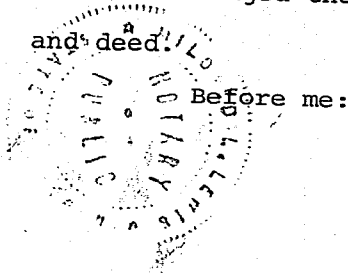
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it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

*Joseph Beal Miller*  
Joseph Beal Miller

STATE OF OREGON )  
County of Klamath ) ss.  
March 9 , 1979.

Personally appeared the above named Joseph Beal Miller and acknowledged the foregoing instrument to be his voluntary act and deed.



Before me:

*Wm. D. Milne*  
Notary Public for Oregon  
My Commission Expires: 7-19-82

GRANTOR'S NAME AND ADDRESS

Joseph Beal Miller

GRANTEE'S NAME AND ADDRESS

Lloyd H. and Clementine C. Ross

AFTER RECORDING RETURN TO:

KCTC

UNTIL A CHANGE IS REQUESTED ALL TAX STATEMENTS SHALL BE SENT TO THE FOLLOWING ADDRESS:

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Klamath County Title Co.

this 9th day of March A. D. 1979 at 3:48 clock P M., on

File recorded in Vol. M79, of Deeds on Page 5496

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Wm. D. MILNE, County Cl.  
By *Bernetha Shoch*

Fee \$9.00