

KNOW ALL MEN BY THESE PRESENTS, That

BLANCHE E. KAYLOR, a widow

, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DAVE A. SPRADLEY and BARBARA M. SPRADLEY, husband and wife, tenants by the entirety, , 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 part of the NW $\frac{1}{4}$ SW $\frac{1}{4}$  of Section 7, Township 40 South, Range 10 East of the Willamette Meridian, lying Southwesterly of the Southern Pacific Railroad right of way and North of the C-7 Lateral. EXCEPTING THEREFROM any portion lying within the limit of Matney Road.

Grantor reserves a perpetual easement for an existing private irrigation ditch through the above described real property for the joint use of grantor and grantee. The ditch so reserved lies parallel with the Southern Pacific Railroad Right of Way.

SUBJECT TO: 1968-69 taxes; acreage and use limitations under provisions of United States Statutes and regulations issued thereunder; liens, assessments, regulations, contracts, easements, water and irrigation rights in connection with Klamath Project and Klamath Irrigation District; and easements and rights of way of record and apparent thereon.

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 SET FORTH

and that grantor will 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 \$11,500.00

In construing this deed and where the context so requires, the singular includes the plural.  
WITNESS grantor's hand this 11th day of November, 1968

Blanche E. Kaylor

STATE OF OREGON, County of Klamath ) ss. November 21, 19 68.  
Personally appeared the above named BLANCHE E. KAYLOR

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

(OFFICIAL SEAL)

Before me: Alameda E. Lissomine  
Notary Public for Oregon  
My commission expires Aug. 5, 1970

NOTE—The sentence between the symbols Ⓢ, if not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

WARRANTY DEED

BLANCHE E. KAYLOR

TO

DAVE A. SPRADLEY &  
BARBARA M. SPRADLEY

AFTER RECORDING RETURN TO

Mr. & Mrs. Colman  
P.O. Box 855  
Klamath Falls, Oregon  
97601.

(DON'T USE THIS SPACE: RESERVED FOR RECORDING LABEL IN COUNTIES WHERE USED.)

STATE OF OREGON, } ss.  
County of Klamath

I certify that the within instrument was received for record on the 27th day of April, 19 79, at 11:22 o'clock A.M., and recorded in book M79 on page 9577  
Record of Deeds of said County.

Witness my hand and seal of County affixed.

Wm. D. Milne

County Clerk Title.

By Berntha H. Hetch Deputy.