

K- 31743 #2

56306

WARRANTY DEED

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DAVE A. SPRADLEY and BARBARA M. SPRADLEY, husband and wife hereinafter called grantor, convey to WILLIAM F. COLLMAN and VISA BEA COLLMAN, husband and wife, all that real property situated in Klamath County, State of Oregon, described as:

That part of the NW1/4SW1/4 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 limits of Matney Road.

and covenant that grantor is the owner of the above-described property free of all encumbrances except reservations, restrictions, easements and rights of way of record and those apparent upon the land; rules, regulations, liens and assessments of water user and sanitation districts; easements for irrigation purposes, as disclosed by Contract of Sale, given by Blanche E. Kaylor to Dave A. Spradley and Barbara M. Spradley, dated November 11, 1968 and recorded November 21, 1968, in Microfilm records M-68 on page 10342, records of Klamath County, Oregon, and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is Fourteen Thousand Five Hundred and No/100ths (\$14,500.00) DOLLARS.

The foregoing recital of consideration is true as I verily believe.

DATED this 2nd day of December, 1969.

STATE OF OREGON)
County of Klamath) ss

December 2nd, 1969.

Personally appeared the above named DAVE A. SPRADLEY and BARBARA M. SPRADLEY, husband and wife, and acknowledged the foregoing instrument to be their voluntary act. Before me:

Bruce L. Purser
Notary Public for Oregon

My Commission expires:

MY COMMISSION EXPIRES AUGUST 22, 1970

Return to:
Collman
Box 855
Klamath Falls, Oregon
97601

STATE OF OREGON; COUNTY OF KLAMATH; ss.

I hereby certify that the within instrument was received and filed for record on the 27th day of April A.D., 19 79 at 11:22 o'clock A M., and duly recorded in Vol. 179 of Deeds on Page 9578.

FEE \$3.00

WM. D. MILNE, County Clerk

By Bernice Skotch Deputy