

K-32165

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KNOW ALL MEN BY THESE PRESENTS, That ARNOLD G. SCOTT and CLARA A. SCOTT, husband and wife hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DONALD G. MICKA and ELSIE MICKA, husband and wife, tenants by the entirety

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:
SE $\frac{1}{4}$ SE $\frac{1}{4}$ Section 34, Township 40 South, Range 12 East of the Willamette Meridian
W $\frac{1}{2}$ NW $\frac{1}{4}$ of Section 2, Township 41 South, Range 12 East of the Willamette Meridian
SW $\frac{1}{4}$ SW $\frac{1}{4}$ Section 35, Township 40 South, Range 12 East of the Willamette Meridian.

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 **SUBJECT TO:** Acreage and use limitations under provisions of United States Statutes and regulations issued thereunder; liens, assessments, regulations, contracts, easement and water rights of Klamath Project and Shasta View Irrigation District; and easements and rights of way of record and apparent thereon,

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 \$125,000.00. However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which) by contract. \$15,000.00 cash; \$9,975.62 trade; \$100,024.38
In construing this deed and where the context so requires, the singular includes the plural.
WITNESS grantor's hand this 28th day of April, 1970

Arnold G. Scott
Clara A. Scott

STATE OF OREGON, County of Klamath) ss.
Personally appeared the above named ARNOLD G. SCOTT and CLARA A. SCOTT April 28th, 1970
and acknowledged the foregoing instrument to be their voluntary act and deed.

(OFFICIAL SEAL)

Before me: *Alameda E. Giacomini*
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

ARNOLD G. SCOTT and CLARA A. SCOTT
TO
DONALD G. MICKA and ELSIE MICKA

AFTER RECORDING RETURN TO

KCTC

(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 12th day of September, 1979, at 2:38 o'clock P.M., and recorded in book M79 on page 21769 Record of Deeds of said County.
Witness my hand and seal of County affixed.

Wm. D. Milne
County Clerk
By *Dorothy A. Helich* Deputy
Title.

Fee \$3.50