

78682 ALL MEN BY THESE PRESENTS, That ARTHUR N. DAVIS, also known as Arthur Newton Davis, and JOAN DAVIS, husband and wife

to grantor paid by K. E. RICARDS and EDNA RICARDS, husband and wife

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:

PARCEL 1
SW $\frac{1}{4}$ NE $\frac{1}{4}$ and those portions of the SE $\frac{1}{4}$ NW $\frac{1}{4}$, E $\frac{1}{2}$ SE $\frac{1}{4}$, and NE $\frac{1}{4}$ SW $\frac{1}{4}$ lying North of the Northerly right of way line of the Dairy-Bonanza Highway in Sec. 36, Twp. 38 South, Range 11 $\frac{1}{2}$ E.W.M., EXCEPTING THEREFROM that portion conveyed to J. B. Horsley, et ux, by deed dated November 8, 1945, and recorded February 11, 1946 in Book 185 at page 124 of Deed Records of Klamath County, Oregon.

ALSO EXCEPTING THEREFROM the Easterly 30 feet of said E $\frac{1}{2}$ SE $\frac{1}{4}$;

PARCEL 2
Lots 2, 3, 4, SW $\frac{1}{4}$ NE $\frac{1}{4}$, NW $\frac{1}{4}$ SE $\frac{1}{4}$ and that portion of the SE $\frac{1}{4}$ NE $\frac{1}{4}$ and the NE $\frac{1}{4}$ SE $\frac{1}{4}$ lying South of the Southerly right of way line of the Dairy-Bonanza Highway and also the North 420 feet of the S $\frac{1}{2}$ NW $\frac{1}{4}$ of Section 6, (see reverse side)
(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 those set forth on the reverse side.

grantor will warrant and forever defend the above granted premises and every part and parcel thereof against the law-
ful 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 \$142,573.32
However, the actual consideration consists of or includes other property or value given or promised which is
part of the consideration (indicate which). Contract for \$40,000.00, \$80,000.00 mortgage
assumption, and \$22,573.32 down payment.
In construing this deed and where the context so requires, the singular includes the plural.
WITNESS grantor's hand this 7th day of September 1972

STATE OF OREGON, County of Klamath
Personally appeared the above named ARTHUR N. DAVIS, also known as Arthur Newton Davis, and JOAN DAVIS, husband and wife,
and acknowledged the foregoing instrument to be their voluntary act and deed.

(OFFICIAL SEAL)

Before me: Robert L. Horton
Notary Public for Oregon
My commission expires 8/9/76

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

Arthur N. Davis and
Joan Davis
TO
K. E. Ricards and
Edna Ricards

AFTER RECORDING RETURN TO

Reacon Jones & Assoc
635 Main St.

STATE OF OREGON,

County of } ss.
I certify that the within instru-
ment was received for record on the
day of 19
at o'clock M., and recorded
in book on page
Record of Deeds of said County.
Witness my hand and seal of
County affixed.

(DON'T USE THIS
SPACE, RESERVED
FOR RECORDING
LABEL IN COUN-
TIES WHERE
USED.)

Title.

By

Deputy.

LEGAL DESCRIPTION cont'd.

29670

Ap. 39 South, R. 11, E. W. M.;

EXCEPT the following described as:

Beginning at an iron pin located North 0°13' East 183.7 feet and thence South 29°51' West 843.7 feet from the center quarter corner of Sec. 6, Twp. 39 South, R. 11 E. W. M.; thence North 89°38' West 2218.77 feet to an iron pin; thence North 68.7 feet to an iron pin; thence South 89°38' East 2218.77 feet to an iron pin; thence South 68.7 feet, more or less, to the point of beginning.

EXCEPTING from the above described Parcels 1 and 2 those portions thereof conveyed for, or being used for, highway or railroad purposes.

PARCEL 2

Beginning at an iron pin located North 0°13' East 183.7 feet from the center quarter corner of Sec. 6, Twp. 39 S., R. 11 E. W. M.; thence N. 29°51' West 843.7 feet to an iron pin; thence South 89°38' East 423.37 feet to an iron pin; thence South 0°13' West 728.5 feet, more or less, to the point of beginning.

SUBJECT TO: 1972-73 taxes and assessments; terms and conditions of special assessments as farm use and the right of the county to additional taxes in the event said use should be changed, which obligation Grantee assumes and agrees to pay and perform; liens and assessments of Klamath Project and Horsefly Irrigation District and regulations, assessments, contracts, water and irrigation rights in connection therewith; mortgage, including the terms and provisions thereof, wherein Arthur Newton Davis and Joan Davis, husband and wife, and mortgagor, and State of Oregon by and through its Director of Veterans Affairs is mortgagee, recorded in Volume M72, page 8198, Mortgage Records of Klamath County, Oregon, given to secure their promissory note in the face amount of \$80,000.00, which obligation Grantee assumes and agrees to pay and perform; easements and rights of way of record and apparent thereon.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Klamath County Title Co.

this 27th day of December A. D. 1979 at 2:48 clock P. M., at

only recorded in Vol. M79, of Deeds on Page 29669

Wm D. MILNE, County Clerk

By Bernetha A. Hetsch

Fee \$7.00