

1967/5

KNOW ALL MEN BY THESE PRESENTS, That James C. Emery

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to grantor paid by Donald R. Le Beau and Suzanne Le Beau, Husband and Wife

, hereinafter called the grantor, for the consideration hereinafter stated, 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:

The Southeast Quarter of the Southwest Quarter (SE $\frac{1}{4}$ SW $\frac{1}{4}$) of Section 15; The East One-Half of the Northwest Quarter (E $\frac{1}{2}$ NW $\frac{1}{4}$) and the Southwest Quarter of the Northwest Quarter (SW $\frac{1}{4}$ NW $\frac{1}{4}$) of Section 22, all in Township 23 South, Range 10. E. W. M., Klamath County, Oregon; Less and excepting portion lying within the right of way of the Great Northern Railroad.

(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

None

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 \$56,000.00. However, the actual consideration consists of or includes other property or value given or promised which is part of the whole consideration (indicate which).^①

In construing this deed and where the context so requires, the singular includes the plural.

WITNESS grantor's hand this 1st day of February, 1980.

X James C. Emery

California
STATE OF OREGON, County of Santa Clara) ss.

Personally appeared the above named James C. Emery

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

(OFFICIAL SEAL) ARNOLD L. CORNEZ
NOTARY PUBLIC - CALIFORNIA
SANTA CLARA COUNTY

Before me:

Notary Public for Santa Clara County, California

My commission expires

NOTE

My commission expires Jan. 11, 1981. This page should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

WARRANTY DEED

James C. Emery

TO

Donald Le Beau and
Suzanne Le Beau

AFTER RECORDING RETURN TO

Donald and Suzanne Le Beau
% Cascade Realty
P.O. Box 416
La Pine, Oregon 97739

21492

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

STATE OF OREGON,

County of Deschutes ss.

I certify that the within instrument was received for record on the 1st day of Feb, 1980, at 3:24 o'clock P.M., and recorded in book 316 on page 565. Record of Deeds of said County.

Witness my hand and seal of County affixed.

Rosemary Patterson

County Clerk Title.

By J. P. Ballou Deputy.

