

1-1-74

97354

WARRANTY DEED

Vol. m 81 Page 5001

KNOW ALL MEN BY THESE PRESENTS, That MX Land & Livestock Corporation
6516 Valhalla Drive Klamath Falls, OR 97601

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
John H. Breza 542 Beverly Pl. San Marcos, CA 92069, 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 ap-
pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

1/3 Undivided Interest:

T38 S R13 EW M Section 21; N $\frac{1}{2}$ SE $\frac{1}{4}$ and SW $\frac{1}{2}$ SE $\frac{1}{4}$ and Section 28;
NE $\frac{1}{4}$ NW $\frac{1}{4}$ and N $\frac{1}{2}$ NE $\frac{1}{4}$ 240 acres M/L.

(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 MORTGAGE FEDERAL LAND BANK AND WAGGONER WHICH GRANTOR
SHALL HOLD GRANTEE HARMLESS THEREFROM.

and that

grantor will warrant and forever defend the said 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 \$ 17,000.00

⓪ However, the actual consideration consists of or includes other property or value given or promised which is
the whole consideration (indicate which). ⓪ (The sentence between the symbols ⓪, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed and where the context so requires, the singular includes the plural and all grammatical
changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 19th day of November, 1980;
if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by
order of its board of directors.

MX Land & Livestock Corporation
6516 Valhalla Drive

Klamath Falls, OR 97601

(If executed by a corporation,
affix corporate seal)

STATE OF OREGON,

County of _____

19

} ss.

STATE OF OREGON, County of Klamath) ss.

Personally appeared C. J. Emmich

and

who, being duly sworn,
each for himself and not one for the other, did say that the former is the
president and that the latter is the
secretary of

and acknowledged the foregoing instru-
ment to be voluntary act and deed.

Before me:

(OFFICIAL
SEAL)

Notary Public for Oregon
My commission expires:

Before me:

Notary Public for Oregon

My commission expires: 7/13/81

(OFFICIAL
SEAL)

MX Land & Livestock Corporation
6516 Valhalla Drive
Klamath Falls, OR 97601

GRANTOR'S NAME AND ADDRESS

John H. Breza
542 Beverly Pl. - San Marcos, CA 92069

GRANTEE'S NAME AND ADDRESS

After recording return to:

MTC

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

John H. Breza
542 Beverly Pl. - San Marcos, CA 92069

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath

} ss.

I certify that the within instru-
ment was received for record on the
19th day of March, 1981,
at 11:03 o'clock A.M., and recorded
in book/reel/volume No. M81 on
page 5001 or as document/fee/file/
instrument/microfilm No. 97354,
Record of Deeds of said county.

Witness my hand and seal of
County affixed.

Evelyn Beihn County Clerk

By Debra A. Janoff Deputy

Fee \$3.50