

754

WARRANTY DEED

Vol. M81

Page

10598

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 Daniel Samarin & David H. Conrad, 1525 Rubenstein Avenue, Cardiff, CA 92007, 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 appertaining, 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 $\frac{1}{4}$ 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

However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which). (The sentence between the symbols ©, 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 5th 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.

(If executed by a corporation,
affix corporate seal)

STATE OF OREGON,

County of _____

) ss.

, 19____

Personally appeared the above named _____

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: _____

STATE OF OREGON, County of Klamath

) ss.

, 19____

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 that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors, and each of them acknowledged said instrument to be its voluntary act and deed.

Before me:

(OFFICIAL SEAL)
Notary Public for Oregon

My commission expires: 7/13/81

MX Land & Livestock Corporation

6516 Valhalla Drive

Klamath Falls, OR 97601

GRANTOR'S NAME AND ADDRESS

Daniel Samarin & David H. Conrad

1525 Rubenstein Ave.

Cardiff, CA 92007

GRANTEE'S NAME AND ADDRESS

After recording return to:

Same as Grantee

NAME, ADDRESS, ZIP

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

Daniel Samarin & David H. Conrad

1525 Rubenstein Ave.

Cardiff, CA 92002

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath

) ss.

I certify that the within instrument was received for record on the 12th day of June, 1981, at 3:52 o'clock P.M., and recorded in book/reel/volume No. M81 on page 10598 or as document/fee/file/instrument/microfilm No. 754, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn County Clerk

NAME

TITLE

By Debra G. Janzen Deputy

Fee \$3.50