

14410

Vol. M82 pg. 10245



KNOW ALL MEN BY THESE PRESENTS, That NETTA J. BRITTON

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by EDWARD J. PAYNE and MARQUITA PAYNE, husband and wife, 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:

SEE REVERSE FOR DESCRIPTION

(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

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 \$300,000.00. However, the actual consideration paid for this transfer, stated in terms of dollars, is \$300,000.00. The whole consideration (in whole or in part) for this transfer, stated in terms of dollars, is \$300,000.00.

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 6th day of August, 1982; 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)

Netta J. Britton  
NETTA J. BRITTON

STATE OF OREGON,

County of Klamath } ss.  
August 6, 1982

Personally appeared the above named  
NETTA J. BRITTON

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

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 9/7/82

STATE OF OREGON, County of \_\_\_\_\_) ss.

Personally appeared \_\_\_\_\_, 19\_\_\_\_.

\_\_\_\_\_ 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 \_\_\_\_\_

\_\_\_\_\_ a corporation,  
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:

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

Netta J. Britton

P. O. Box 417

Merrill, Oregon 97633

GRANTOR'S NAME AND ADDRESS

Edward J. and Marquita Payne

P. O. Box 218

Malin, Oregon 97632

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.

Edward J. and Marquita Payne

P. O. Box 218

Malin, Oregon 97632

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of \_\_\_\_\_) ss.

I certify that the within instrument was received for record on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and recorded in book/reel volume No. \_\_\_\_\_ on page \_\_\_\_\_ or as document/fee/file/instrument/microfilm No. \_\_\_\_\_, Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME

TITLE

By \_\_\_\_\_

Deputy

SPACE RESERVED FOR RECORDER'S USE

10242

L-10242-7-0771

01888

10246

Commencing at the Southwest corner of Section 31, Township 40 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, and extending thence East along the South section line of said Section 31 a distance of 1320 feet, more or less, to a point in the center line of a certain private drain ditch, which point is the true point of beginning; extending thence North along the line of said drain ditch to its intersection with the center line of the U.S. Bureau of Reclamation "D" Canal, formerly the "Adams Canal"; thence Southeasterly along the center line of said "D" Canal to the North line of the SW $\frac{1}{4}$ SE $\frac{1}{4}$  of said Section 31; thence East along the North line of said SW $\frac{1}{4}$ SE $\frac{1}{4}$  to the East line of said SW $\frac{1}{4}$ SE $\frac{1}{4}$ ; thence South along the East line of said SW $\frac{1}{4}$ SE $\frac{1}{4}$  to the South section line of said Section 31; thence West along said South section line of said Section 31 a distance of 2640 feet, more or less, to the true point of beginning, EXCEPTING THEREFROM any portion of the above described land lying within the boundaries of Anderson Road and Bureau of Reclamation canals, drains or ditches.

SUBJECT TO: (1) Mortgage, including the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein, dated February 23, 1977, recorded February 25, 1977, in Volume M-77, Page 3384, Microfilm Records of Klamath County, Oregon, in the amount of \$55,000.00, wherein Netta J. Britton is Mortgagor and The Federal Land Bank of Spokane is Mortgagee; and (2) reservations, restrictions, easements and rights of way of record and those apparent on the land.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record

8:49

this 10 day of August A.D. 1982 at 8:49 o'clock AM., and

duly recorded in Vol. M 82, of Deeds on Page 10245

Fee \$8.00

EVELYN BIEHN, County Clerk

By Joyce M. Deane