

WARRANTY DEED

This Indenture Witnesseth, THAT Frank E. McBain, Jr. and Betty J. McBain, husband and wife, hereinafter known as grantors for the consideration hereinafter recited, have bargained and sold, and by these presents do grant, bargain, sell and convey unto Robert N. Burden and Vivian L. Burden, husband and wife, and Joseph L. Burden, their heirs and assigns, the following described premises, situated in Klamath County, Oregon, to-wit:

The S $\frac{1}{2}$ of Government Lot 3 in Section 31, Township 36 South, Range 12 East of the Willamette Meridian.

Subject to: Rights of the public in and to those portions of the herein described property lying within the limits of public roads and highways, as more specifically set forth in Land Status Reports recorded August 15, 1958 in Deed Volume 302 at page 124 and page 126; Easements and rights of way of record and apparent on the land.

TO HAVE AND TO HOLD the said premises with their appurtenances unto the said Robert N. Burden and Vivian L. Burden as an estate by the entirety as to an undivided one-half interest; and unto the said Joseph L. Burden as tenant in common as to an undivided one-half interest, their heirs and assigns forever.

The true and actual consideration for this transfer is \$ 7,450.00

The foregoing recitation of consideration is true as I verily believe.

~~TO HAVE AND TO HOLD the said premises with their appurtenances unto the said Robert N. Burden and Vivian L. Burden as an estate by the entirety as to an undivided one-half interest; and unto the said Joseph L. Burden as tenant in common as to an undivided one-half interest, their heirs and assigns forever.~~ And the said grantors do hereby covenant to and with the said grantee s, their heirs and assigns, that they are the owner s in fee simple of said premises; that they are free from all incumbrances, except those above set forth, and that they will warrant and defend the same from all lawful claims whatsoever, except those above set forth.

IN WITNESS WHEREOF, they have hereunto set their hands and seals this 23d day of May, 1973

(SEAL)

(SEAL)

STATE OF OREGON, County of Klamath ss.

Personally appeared the above named Frank E. McBain, Jr. and Betty J. McBain, husband and wife,

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

From Office of
CANONG, GORDON & SISEMORE
First Federal Building
Klamath Falls, Oregon

Before me

Stella Dehlinger

Notary Public for Oregon.

My commission expires Aug 20, 1973

STATE OF OREGON,

County of Klamath

ss.

I certify that the within instrument was received for record on the 23 day of April, 1984, at 3:30 o'clock P. M., and recorded in book M84 on page 6718 Record of Deeds of said County.

Witness my hand and seal of County affixed.

EVELYN BIEHN

By

Tom Smith

County Clerk—Recorder

Deputy

Fee: \$4.00

84 APR 23 PM 3 30

Please Forward:
Robert N. Burden
350 W. Buckingham
Fresno Ca, 93705