

MTL-1396-105
WARRANTY DEED.

KNOW ALL MEN BY THESE PRESENTS, That JOHN RICHARD CRAVEN, hereinafter called the grantor for the consideration hereinafter stated, to grantor paid by CHARLES R. GONZALES and JIMMYE A. GONZALES, husband and wife, hereinafter called the grantees, does hereby grant, bargain, sell and convey unto the said grantees and grantees' 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:

A tract of land situated in the E $\frac{1}{2}$ SE $\frac{1}{4}$ of Section 31, Township 40 South, Range 12 East W.M. described as follows:
Beginning at the SW corner of NE $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section 31, also the true point of beginning; thence East 280 feet; thence North 20 deg. East 330 feet to the Westerly right of way line of the Poe Valley Market Road; thence Southeasterly to the East line of said Section 31; thence South to the South line of said Section 31; thence West to the Easterly right of way line of the Shasta View Unit No. 4 Canal Northerly and Westerly along said Easterly right of way line to the South Boundary of the NE $\frac{1}{4}$ SE $\frac{1}{4}$; thence West to the true point of beginning.

EXCEPTING THEREFROM any portion lying within the boundaries of the Poe Valley Market Road.

Subject to reservations and restrictions of record; easements and rights of way of record and those apparent on the land; and contracts and/or liens for irrigation and/or drainage.

TO HAVE AND TO HOLD The same unto the said grantees and grantees' heirs, successors and assigns forever.

And said grantor hereby covenant to and with said grantees and grantees' heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances, except as hereinabove set forth, 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 \$22,000.00.

WITNESS Grantor hand this 27th day of July, 1973.

John Richard Craven

After Recording, send to
Charles R. Gonzales
HC 62, Box 77
Malin, OR, 97632
WARRANTY DEED, Page 1.

STATE OF OREGON, County of Klamath.) SS.

July 27, 1973,

Personally appeared the above-named _____

JOHN RICHARD CRAVEN,

and acknowledged the foregoing instrument to be his

voluntary act and deed.

Before me:

Robert A. Smith

Notary Public for Oregon.

My Commission Expires: 1/11/75.

MOUNTAIN TITLE COMPANY, INC. has recorded this instrument by request as an accommodation only, and has not examined it for regularity and sufficiency or as to its effect upon the title to any real property that may be described therein.

STATE OF OREGON,)

County of Klamath)

Filed for record at request of

on this 7th day of June A.D. 19 84

at 10:20 o'clock A M, and duly

recorded in Vol. M84 of Deeds

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EVELYN BIEHN, County Clerk

By Sam Smith, Deputy

Fees 8.00

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Malheur, OR, 97632*