6	FORM No. 716-WARRANTY DEED (Individual or Corpor			STEVENS-NESS LAW PUBLISHING CO., PORTLAND, OR, 97204	<u>ı</u>			
	°^39467	K-3 WARRANTY DEE	D-TENANTS BY ENTIRET	Vol. Mg4 Page 13058	A			
PH 2 00	KNOW ALL MEN BY THESE PRESENTS, That JAMES M. HUBBARD and MARJORIE A. HUBBARD, husband and wife hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by BENSON C. EDWARDS and MARIE F. EDWARDS , husband and wife, hereinafter called the grantees, does							
	assigns, that certain real property, wit pertaining, situated in the County of	h the tenements Klamath	s, as tenants by the , hereditaments and , State of Orego	entirety, the heirs of the survivor and their appurtenances thereunto belonging or an-	r			
	SE% and SE%SW% of Sect Range 13 East of the W portion conveyed to Un 23, 1922, in Volume 59 Oregon.	illamette ited State page 334,	A of Section Meridian; Exc s of America Deed Records	by deed recorded November				
	and those apparent	ctions, ea upon the	sements and r land.	ights of way of record				
	 Liens and assessments of Klamath Project and Langell Valley Irrigat District. Reservation of one-half of the oil, gas and mineral rights contained in deed from John S. Orr and Iva E. Orr to James F. Meyers and 							
	(IF SP. To Have and to Hold the above	O James F. Meyers and VERSE SIDE; (Continued on reverse to the said grantees, as tenants by the en-	e)					
AUG 1	is lawfully seized in fee simple of the a	bove granted pre	ees and the heirs of the survivor and their assigns, that grantor mises, free from all encumbrances except re now a lien but not yet payable					
18.	and the grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful clair 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 \$ 240,000.00 ⁽¹⁾ HOMMONY, THE NAME XMON THE MANNER XMON THE COMPANY AND ADDRESS OF THE NAME XMON THE NAME X							
	In Witness Whereof, the grantor has executed this instrument this 31st day of July , 19 84; 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.							
	THIS INSTRUMENT DOES NOT GUARA PARTICULAR USE MAY BE MADE OF DESCRIBED IN THIS INSTRUMENT. A CHECK WITH THE APPROPRIATE C PLANNING DEPARTMENT TO VERIFY	$\frac{1}{Y}$ /JAMES M	M. HUBBARD					
	County of Klamath	ss	MARJORIE A. HUBBARD STATE OF OREGON, County of					
	Uuq11984	•						
	James M. Hubbard and Marjor te, A. Hubbard and acknowledged the foregoing instru- and to be the in- voluntary act and deed. of Refere m Notary Public for Oregon Notary Public for Oregon		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 be- halt 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: offix corporate sect]					
	Mining and Andrews			STATE OF OREGON,				
	GRANTOR'S NAME AND ADDRESS			County of I certify that the within instru- ment was received for record on the				
	GRANTEE'S NAME AND ADDRESS			at day of, 19, at o'clockM., and recorded in book/reel/volume No on				
	Rt. 1, Box 21	Benson C. & Marie F. Edwards Rt. 1, Box 21		page or as fee/file/instru- ment/microfilm/reception No, Record of Deeds of said county.				
	Bonanza, OR 97623 NAME, ADDRESS, ZIP Until a change is requested all tax statements shall be sent to the following address. Benson C. & Marie F. Edwards same as above			Witness my hand and seal of County affixed.				
				NAME TITLE				
	NAME, ADDRESS, ZIP			By Deputy				

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oliw buo basdand .GRAEFIT .A GINOLARY Bac Hazel2MI Meyers, dated March 12, 1937, in volume 108 page 223, Deed records of Klamath County, Oregon?

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- 4) Said land is specially assessed as farm land and all deferred taxes will be due and payable when the reason for deferrment no longer exists.
 - Lease and Agreement, by and between Robert E. Bartell and Darla Bartell, husband and wife, to Dowdle Oil Croporation, dated 5) July 2, 1973, recorded August 17, 1973, in volume M-73 at page 11181, Deed records of Klamath County, Oregon, for the extraction
- of hot water, steam and thermal energy. Mortgage, executed by James M. Hubbard and Marjorie A. Hubbard, husband and wife, to The Federal Land Bank of Spokane, a corporation in Spokane, Washington, dated June 20, 1979, recorded June 25, 1979, 6) in volume M-79 page 14920, Mortgage Records of Klamath County, Oregon, which Grantees herein agree to assume and pay.

CEPS Soft The eres estánico Escocia fera cal STATE OF OREGON: COUNTY OF KLAMATH:ss I hereby certify that the within instrument was received and filed for

record on the <u>lst</u> day and duly recorded in Vol	of <u>August</u> M84,	A.D., 19_ ofDeeds	<u>84at 2:00</u>	
		evei	YN BIEHN, CO	UNTY CLERK
Fee: \$ <u>8.00</u>		by:_	AmAm	Deputy
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