

44678

MT 14261

C912742

Vol. M85 Page 152

KNOW ALL MEN BY THESE PRESENTS, That Maurice Spillane and  
 Jessie Spillane, husband and wife,

in consideration of ..... Ten and more ..... Dollars,

to them paid by Albert M. Scott, Jr. and Rita F. Scott, husband and  
 wife,

do hereby grant, bargain, sell and convey unto said Albert M. Scott, Jr. and Rita F.  
 Scott, husband and wife, as tenants by the entirety, their  
 heirs and assigns, all the following real property, with the tenements, hereditaments and appurtenances situated  
 in the County of Klamath and State of Oregon, bounded and described as follows, to-wit:

The SE $\frac{1}{4}$ SE $\frac{1}{4}$  of Section 29, EXCEPTING Therefrom a strip of land 30  
 feet wide off the most Northerly portion lying West of the County  
 Road; also

The NE $\frac{1}{4}$ NE $\frac{1}{4}$  of Section 32, EXCEPTING Therefrom that portion conveyed  
 to the U.S.A. for irrigation ditch by deed dated Jan. 23, 1925,  
 recorded Feb. 8, 1926 in Vol. 69 at page 269 of Deed Records of  
 Klamath County, Oregon;

All in Township 39 South, Range 12 East, W.M.

SUBJECT To, (1) Easements and rights of way of record or apparent  
 on the land; (2) Acreage and use limitations under provisions of  
 U.S.A. statutes and regulations issued thereunder; (3) Liens and  
 assessments of the Klamath Project and of Langel Valley Irrigation  
 District, and all contracts, regulations, agreements and proceedings  
 pertaining to irrigation, drainage, water rights and reclamation  
 which may affect said realty; (4) The 1965-66 taxes now a lien  
 against the property but not yet payable; (5) Provisions of U.S.  
 Patent covering the land; and (6) Mortgage dated August 21, 1964,  
 recorded August 31, 1964 in Vol. 224 at page 384 of Mortgage  
 Records of Klamath County, Oregon, from Maurice J. and Jessie  
 Spillane to THE FEDERAL LAND BANK OF SPOKANE, a corporation, to  
 secure payment of Loan No. 120211 from said land bank to Sellers  
 herein, which mortgage is in the unpaid principal balance of  
 \$7,425.18, with interest thereon from December 1, 1965, Buyers  
 assume and agree to pay.

"This deed is subject to the provisions of the  
 U.S.A. statutes and regulations issued thereunder,  
 and to the assessments of the Klamath Project and of  
 Langel Valley Irrigation District, and to all contracts,  
 regulations, agreements and proceedings pertaining to  
 irrigation, drainage, water rights and reclamation  
 which may affect said realty."

To Have and to Hold, the above described and granted premises unto the said Albert M. Scott  
 and Rita F. Scott, husband and wife, as tenants by the entirety,  
 their ..... heirs and assigns forever.

And we,

above named do covenant to and with the above named grantees, their heirs and assigns that  
 we are lawfully seized in fee simple of the above granted premises, that the above granted premises  
 are free from all encumbrances, with exceptions only as above indicated,

and that we will and our heirs, executors and administrators, shall warrant and forever defend the  
 above granted premises, and every part and parcel thereof, against the lawful claims and demands of all  
 persons whomsoever, with exceptions herein stated.

Witness our hands and seals this 25th day of September, 1965.

Maurice Spillane (SEAL)

Jessie Spillane (SEAL)

(SEAL)

(SEAL)

(Rev. Stamps for Deed based upon a consideration of \$25,000 less \$7425.18, or \$17574.82)

\*85 JAN 4 PM 3 58

STATE OF OREGON,

County of Klamath

ss.

153

BE IT REMEMBERED, That on this 25th day of September, 1965, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named Maurice Spillane and Jessie Spillane, husband and wife.

known to me to be the identical individual(s) described in and who executed the within instrument and acknowledged to me that they executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

*Thomas W. Chatham*  
Thomas W. Chatham  
Notary Public for Oregon.

My Commission expires Dec. 21, 1965.

WARRANTY DEED

(FORM No. 103)

STEVENS LAW PUB. CO., PORTLAND, ORE.

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 4th day of January, 1965, at 3:58 o'clock P.M., on and recorded in book M85, page 152, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Evelyn Melin

County Clerk-Recorder.

By *Ann Louise*

Deputy.

Fee: \$9.00

WHEN RECORDED RETURN TO

After recording, please forward  
to Klamath Dist. Sec.  
370 Main  
Klamath Falls, OR