

47734

Vol. 185 Page 5351

WARRANTY DEED

'85 APR 12 PM 2 24

KNOW ALL MEN BY THESE PRESENTS, That CLIFTON J. PERRIN and JEANETTE F. PERRIN, husband and wife, hereinafter called the Grantors, for the consideration hereinafter stated, to Grantors paid by ELLIE H. BLEVINS and DOLORES A. BLEVINS, husband and wife, hereinafter called the Grantees, do 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:

NW $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 35, Township 34 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

SUBJECT TO:

1. Reservations, restrictions, easements, rights of way of record and those apparent on the land.
2. Rights of the public in and to any portion of said premises lying within the limits of roads and highways.
3. Mortgage, including the terms and provisions thereof, dated August 9, 1966, recorded August 10, 1966 in M-66 at page 8107, given to secure the payment of \$32,270.00, with interest thereon and such future advances as may be provided therein, executed by Jessie Lee Hescock, also known as Jessie Hatcher Hescock and Floyd Hescock, husband and wife, to United States of America acting through the Farmer's Home Administration, United States Department of Agriculture. (Covers additional property).
4. Conditions and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms thereof, recorded in Book M-71 at page 11764, Microfilm records. (NE $\frac{1}{4}$ of Sec. 35 T. 34 S., R 8 EWM).

ck
13.00

5. Unrecorded contract, including the terms and provisions thereof, and such other exceptions as may appear necessary upon the recording thereof, dated April 5, 1972, between Floyd Hescok and Jessie Lee Hescok, husband and wife, as Sellers, and Clifton J. Perrin and Jeanette F. Perrin, husband and wife, Purchasers, as disclosed by the following assignment:

The Sellers interest in said contract was assigned by instrument dated April 14, 1972, recorded May 4, 1972 in M-72 at page 4745, Microfilm Records, from Floyd Hescok and Jessie Lee Hescok, husband and wife, to United States National Bank of Oregon.
(Covers additional property)

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

And said Grantors hereby covenant to and with said Grantees and Grantees' heirs, successors and assigns, that Grantors are lawfully seized in fee simple of the above granted premises, free from all encumbrances, except as hereinabove set forth, and that Grantors 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 \$17,000.00.

WITNESS Grantors' hands this 3rd day of AUGUST, 1972.

CLIFTON J. PERRIN and JEANETTE
F. PERRIN

By Russell O. Palmer
RUSSELL O. PALMER, their attorney
in fact

5353

STATE OF OREGON)
) ss.
County of Klamath)

Personally appeared RUSSELL O. PALMER, who, being sworn, stated that he is the attorney-in-fact for CLIFTON J. PERRIN and JEANETTE F. PERRIN, husband and wife, and that he executed the foregoing instrument by authority of and in behalf of said principals; and he acknowledged said instrument to be their act.

BEFORE ME this 3RD day of August, 1972.

JAMES W. WESLEY
Notary Public for Oregon
My commission expires _____

James W. Wesley
NOTARY PUBLIC FOR OREGON
My Commission expires: 1-20-76

STATE OF OREGON,)
County of Klamath)
Filed for record at request of

on this 12th day of April A.D. 19 85
at 2:24 o'clock P M, and duly
recorded in Vol. M85 of Deeds

Page 5351

EVELYN BIEHN, County Clerk

By Ham Smith Deputy

Fee 13.00

AFTER RECORDING RETURN TO
EUGENE HOLLAND
PO BOX 561
CHICOQUIN OR 97624

WARRANTY DEED - THREE
CONTRACT OR MORE, PAGE EIGHT.