

Melton

KNOW ALL MEN BY THESE PRESENTS That

Greg A. Edwards

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hereby called the grantor, for the consideration hereinafter stated in the grantor and by Leonard J. Linardy and Joe Linardy husband and wife, hereinafter called the grantees, that certain real property, with the easements, improvements and appurtenances thereunto belonging or so belonging, situated in the County of Klamath

The West 1/4 of the S1/4 of the S1/4, Section 23, Township 34 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, reserving a right of way for road purposes over existing roads.

- 1. The rights of the public in and to that portion of the premises herein described lying within the limits of existing roads and highways.
- 2. Reservations, easements, and restrictions as contained in Land States Reports recorded in deed Volume 311, page 158, deed records of Klamath County, Oregon, to-wit:

Subject to any existing easements for public roads and highways, for public utilities and for railroads, and pipe lines and for any other easements or rights-of-way of record; and there is hereby reserved any and all roads, trails, telephone lines, etc., actually constructed by the United States, with the rights of the United States to maintain, operate or improve the same so long as needed or used for or by the United States.

Right of way, for ditches or canals constructed by the authority of the United States, as disclosed in deed Volume 311, page 161, recorded September 19, 1938.

To Have and to hold the above described and granted premises unto the said grantees, to have and to enjoy forever.

And grants hereby covenants to and with grantees and the heirs of the grantees and their assigns, that grantees and assigns shall be bound by the terms of the above granted premises, free from all encumbrances, except as noted of record as of the date of this deed and those apparent upon the land, if any, as of the date of this deed.

Grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whatsoever, except those claiming under the above granted premises.

The cost and actual consideration paid for this grantor, stated in terms of dollars and cents is \$11,510.00

In testimony whereof the grantor has caused this instrument to be signed and sealed with his hand and the seal of the County of Klamath, Oregon, this 22nd day of September, 1974.

Witness my hand and the seal of the County of Klamath, Oregon, this 22nd day of September, 1974.

Notary Public for Oregon
My commission expires 3-21-77

STATE OF OREGON, County of Klamath
Personally appeared
and that the said attested to the foregoing instrument as the corporate seal and incorporation and that said instrument was signed and sealed in his hand and incorporation in authority of its board of directors, and each of their acknowledged and constituted to be its instrument, act and deed.

Leon Brochertman
1408 Hope St.
Klamath Falls, OR 97603

STATE OF OREGON
County of Klamath
I certify that the above instrument was recorded in the public records of the County of Klamath, Oregon, and recorded in book 11, page 11, and recorded in the public records of the County of Klamath, Oregon, and recorded in book 11, page 11.

4. Mortgage, including the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein:

Dated: May 9, 1947

Recorded: May 12, 1947, in Volume 557, page 1545. Microfilm records of Elmore County, Oregon.

Amount: \$12,500.00

Mortgagor: Frank E. McLean Jr. and Betty J. McLean, husband and wife

Mortgagee: Edwin J. Walker and Elsie D. Walker, husband and wife (with other property).

SEAL OF OREGON COUNTY OF ELMORE

Filed for record at request of Mountain Title Company by 3-1 on
of June A.D. 19 47 at 11:30 o'clock A.M. and duly recorded in Vol. 557
of Deeds on Page 1545

FEES \$14.00

Ivelyn Rich, County Clerk

By Edwin J. Walker