

84890

KNOW ALL MEN BY THESE PRESENTS, That KENNETH H. DUNCAN and EVELYN R. DUNCAN, husband and wife,

in consideration of - - - - - Ten and More - - - - - Dollars,

to them paid by LAWRENCE W. CLARK and KATHERINE R. CLARK, husband and wife, do hereby grant, bargain, sell and convey unto said Lawrence W. Clark and Katherine R. Clark, 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:

Government LOTS 12 and 13 in Section 18, Township 41 South, Range 12 East, W.M., also known as Farm Unit "E", according to the Farm Unit Plat; EXCEPTING THEREFROM that portion of said land heretofore conveyed to Great Northern Railway Company by Deed dated April 27, 1931, recorded April 27, 1931, in Volume 95 at page 147 of Deed Records of Klamath County, Oregon;

SUBJECT to, (1) Acreage and use limitations under provisions of U.S. Statutes and regulations issued thereunder; (2) Liens and assessments of Klamath Project and Klamath Irrigation District, and all contracts, regulations and agreements pertaining to irrigation, drainage, water rights and reclamation which may affect said realty; (3) Easements and rights of way of record or apparent on the land; (4) Provisions and reservations, if any, in patent covering the land; (5) The Second half of the 1964-65 property taxes; and (6) Mortgage dated, May 15, 1964, recorded May 19, 1964, in Vol. 223 at page 246 of Mortgage Records of Klamath County, Oregon, executed by Sellers to secure payment of promissory installment note to The Federal Land Bank of Spokane, in the principal amount of \$16,000.00, which indebtedness SELLERS agree to pay and satisfy of record from sale price payments.

To Have and to Hold, the above described and granted premises unto the said Lawrence W. and Katherine R. Clark, husband and wife, their heirs and assigns forever.

And Kenneth H. and Evelyn R. Duncan, husband and wife, the grantors above named do covenant to and with the above named grantees, their heirs and assigns that they are lawfully seized in fee simple of the above granted premises, that the above granted premises are free from all encumbrances, except as above indicated.

and that they will and their 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, except as above indicated.

Witness their hands and seals this 25th day of January, 1965.

Kenneth H. Duncan and Evelyn R. Duncan  
Evelyn R. Duncan  
3038

(Consideration not over \$26,500)

22 JAN 3 AM 11 22

STATE OF OREGON,

County of Klamath

BE IT REMEMBERED, That on this 20th day of September, 1965, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named Kenneth H. Duncan and Evelyn R. Duncan, husband and wife,

known to me to be the identical individuals 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  
Notary Public for Oregon.

My Commission expires December 21, 1965

Kenneth H. and Evelyn R. Duncan, husband and wife,  
and Katherine M. Clark, interring and wife, first

to have and to hold the above described and limited premises unto the said

WARRANTY DEED

(FORM No. 703)  
REVIEWED BY THE OREGON BAR ASSOCIATION, PORTLAND, ORE.

STATE OF OREGON,  
County of Klamath

I certify that the within instrument was received for record on the 23rd day of March, A.M., 1965, at 11:22 o'clock, and recorded in book 3037, page 1288, of the Record of Deeds of said County.

Witness my hand and seal of said County.

Evelyn Biehn, County Clerk

County Clerk-Recorder.  
By: *Ann Smith* Deputy.

Fee: \$15.00

WHEN RECORDED RETURN TO -

Lawrence W. Clark

Rt. 1 - Box 656A

Klamath Falls, Oregon

97603

\$15.00