

1-1-78

85642

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That

MARVIN E. YATES AND DELCA G. YATES, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JAMES R. HOWLAND AND SHELTON O. HOWLAND, Husband and wife

the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's 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:

Parcel 1: The North 165 feet of the SE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 23, Township 39 South, Range 9 East of the Willamette Meridian, EXCEPTING any portion lying within the right of way of Homedale Road and within the 1-C-1A-1 Drain.

Parcel 2: That portion of the SE $\frac{1}{4}$ NE $\frac{1}{4}$ and NE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 23, Township 39 South, Range 9 East of the Willamette Meridian, lying Northerly of the Northerly line of the Great Northern Railway Company's right of way. EXCEPTING therefrom the North 165 Feet thereof, ALSO EXCEPTING any portion lying within the right of way of Homedale Road.

Subject to reservations, restrictions, rights of way of record and those apparent upon the land. Liens and assessments of Klamath Project and Klamath Irrigation; The assessment rolls and the tax roll disclose that the within described premises were specially assessed as farm land pursuant to ORS 308.370 and 308.403.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances

and that

grantor will warrant and forever defend the said 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 \$ 90,000.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). (The sentence between the symbols ©, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 11 day of July, 1983; 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.

(If executed by a corporation, affix corporate seal)

Marvin E. Yates

Delca G. Yates

STATE OF OREGON,)
County of Klamath) ss.

Personally appeared the above named Marvin E. Yates and Delca G. Yates

and acknowledged the foregoing instrument to be their voluntary act and deed.

(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires: 8-5-83

STATE OF OREGON, County of) ss.
Personally appeared _____, 19____

and who, being duly sworn, 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 _____

a corporation, 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 behalf 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:

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

James R. Howland
5923 Hwy 39
Klamath Falls, Or. 97603

Until a change is requested all tax statements shall be sent to the following address.

Same

NAME, ADDRESS, ZIP

STATE OF OREGON,)
County of Klamath) ss.

I certify that the within instrument was received for record on the 28th day of March, 1986, at 10:17 o'clock A.M., and recorded in book/reel/volume No. M88 on page 4261 or as document/fee/tile/instrument/microfilm No. 85642, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

NAME TITLE
By P. Am Smith Deputy

Fee: \$10.00