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WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That CHRISTY MCAULIFFE and JUANITA C. MCAULIFFE, husband and wife, hereinafter called the grantors, for the consideration hereinafter stated to the grantors paid by VIRGIL R. WELLS and ARTIE N. WELLS, husband and wife, and DAVID C. GARRISON and MELBA J. GARRISON, husband and wife, hereinafter called the grantees, do hereby grant, bargain, sell and convey unto the grantees, as tenants by the entirety, the heirs of the survivor and their assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

An undivided 75% interest to Virgil R. Wells and Artie N. Wells, husband and wife, and an undivided 25% interest to David C. Garrison and Melba J. Garrison, husband and wife, in and to the following described real property:

NE $\frac{1}{4}$ NW $\frac{1}{4}$, NW $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 6, Township 41 South, Range 12 East of the Willamette Meridian.

SE $\frac{1}{4}$ SW $\frac{1}{4}$, SW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 31 and a portion of the SE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 31, Township 40 South, Range 12 East of the Willamette Meridian, more particularly described as follows:

Beginning at an iron pin on the Southwest corner of the SE $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section 31, thence North along the West line of the SE $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section 31 a distance of 1320.0 feet to an iron pin on the Northwest corner of the SE $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section 31; thence East along the North line of the SE $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section 31 a distance of 330 feet, more or less, to the Easterly right of way line of Shasta View Unit No. 4 Canal; thence Southerly and Westerly along the Easterly and Southerly right of way line of said canal to its intersection with the point of beginning, all in Township 40 South, Range 12 East of the Willamette Meridian.

ALSO

Government Lot 4 of Section 31, Township 40 South, Range 12 East of the Willamette Meridian and Government Lot 1 of Section 6, Township 41 South, Range 12 East of the Willamette Meridian.

ALSO

A perpetual easement for roadway over the East 30' of SE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 6, Township 41 South, Range 12 East, W.M.

SUBJECT TO: 1975-76 taxes, regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals of Shasta View Irrigation District and Klamath Basin Improvement District; Trusteeship, including the terms and provisions thereof, for easements, rights of way, or conveyances in Shasta View Irrigation District, dated March 27, 1945, recorded May 9, 1945 in Mortgage Volume 91 at page 573, Records of Klamath County, Oregon, as modified by a Partial Release dated September 23, 1949, recorded September 26, 1949 in Mortgage Volume 129 at page 95, Records of Klamath County, Oregon; easements and rights of way of record or apparent on the land; water users contract recorded November 21, 1949, in Mortgage Volume 129 at page 605, Records of Klamath County, Oregon; rights of the public in and to that portion of the herein described property lying within the limits of roads and highways; mortgage recorded February 26, 1962, in Mortgage Volume 209

at page 139, Records of Klamath County, Oregon, which said mortgage Buyers do not assume; and special assessments of the real property for farm use.

To Have and to Hold the above described and granted premises unto the said Virgil R. Wells and Artie N. Wells, husband and wife, as Tenants by the Entirety, an undivided 75% interest, and David C. Garrison and Melba J. Garrison, husband and wife, as Tenants by the Entirety, an undivided 25% interest, their heirs and assigns forever.

And grantors hereby covenant to and with grantees and the heirs of the survivor and their assigns, that grantors are lawfully seized in fee simple of the above granted premises, free from all encumbrances and that grantors 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 \$110,000.00.

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 grantors have executed this instrument this 28th day of April, 1975.

Christy M. McAuliffe
Christy McAuliffe

Juanita C. McAuliffe
Juanita C. McAuliffe

STATE OF OREGON)
) ss.
County of Klamath)

May 14, 1975

Personally appeared the above named Christy McAuliffe and Juanita C. McAuliffe, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

Wilbur O. Brickner
Wilbur O. Brickner
Notary Public for Oregon
My commission expires Oct. 29, 1975

Before me:

Wilbur O. Brickner
Notary Public for Oregon
My commission expires: 10-29-75

GRANTORS' NAME AND ADDRESS:

Christy McAuliffe & Juanita C. McAuliffe
Star Route, Box 111
Malin, Oregon 97632

UNTIL A CHANGE IS REQUESTED
ALL TAX STATEMENTS SHALL BE
SENT TO:

Virgil R. Wells
4841 Ranch Drive
Colorado Springs, Colorado

GRANTEES' NAME AND ADDRESS:

Virgil R. Wells and Artie N. Wells
David C. Garrison and Melba J. Garrison
4841 Ranch Drive
Colorado Springs, Colorado

AFTER RECORDING RETURN TO:

Wilbur O. Brickner
P. O. Box 446
Merrill, Oregon 97633

MTC

STATE OF OREGON, ss.
County of Klamath

Filed for record at request of:

Mountain Title Co.

on this 7th day of June A.D., 19 88
at 3:49 o'clock P M. and duly recorded
in Vol. M88 of Deeds Page 8816

WILBUR O. BRICKNER
ATTORNEY AT LAW
MERRILL, OREGON

Evelyn B. Behn County Clerk
By Bernetha A. Hetch

Deputy.

Fee, \$13.00