

88540

ASPR 32259

## WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That ROBERT P. TRACY and IRIS L. TRACY,  
 husband and wife,  
 hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JOHN NIKOLA  
 and CLYDE GILLAM

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:

All in Township 39 South, Range 11 East of the Willamette Meridian:

Section 3: Lot 4; SW 1/4 of NW 1/4; NW 1/4 of SW 1/4.

Section 4: Lot 1; SE 1/4 of NE 1/4; NE 1/4 of SE 1/4.

SUBJECT TO: All future real property taxes and assessments, and, if the land becomes disqualified for special farm use assessment under the statutes, an additional tax, plus interest and penalty, will be levied for the number of years in which this special assessment was in effect for the land; rights of the public in and to any portion lying within the limits of roads or highways; reservations, restrictions, easements and rights of way of record, and those apparent on the land, and, liens and assessments of Klamath Project and Horsefly Irrigation District and regulations, contracts, easements and water and irrigation rights in connection therewith.

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 except as above set forth

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 \$ 186,000.00.  
 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 O.R.S. 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 9 day of July, 1976; 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)

*Robert P. Tracy*  
*Iris L. Tracy*

STATE OF OREGON,

County of Klamath ss.July 9, 1976.

Personally appeared the above named ROBERT P. TRACY and IRIS L. TRACY,  
 husband and wife,

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

Before me:

Notary Public for Oregon

My commission expires: 7-26-77

STATE OF OREGON, County of \_\_\_\_\_ ss.

Personally appeared \_\_\_\_\_

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:

Notary Public for Oregon

My commission expires: \_\_\_\_\_

(OFFICIAL SEAL)

Robert P. &amp; Iris L. Tracy

GRANTOR'S NAME AND ADDRESS

John Nikola and Clyde Gillam

GRANTEE'S NAME AND ADDRESS

After recording return to:

ASPR

NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

SPACE RESERVED  
FOR  
RECORDER'S USE

STATE OF OREGON,

County of Klamath ss.

I certify that the within instrument was received for record on the 23 day of June, 1988, at 3:35 o'clock P.M., and recorded in book M88 on page 9866 or as file/reel number 88540, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn County Clerk  
 Recording Officer  
 By *Pauline Mullens* Deputy

\$8.00