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MTL S4211-KR

This Indenture Witness, THAT THOMAS PLEMONS and JOLA PLEMONS, husband and wife; WALLACE PLEMONS and ALCARIA PLEMONS, husband and wife; and LAWRENCE E. PLEMONS, aka Lawrence Eugene Plemons, hereinafter known as grantors, for the consideration hereinafter stated have bargained and sold, and by these presents do grant, bargain, sell and convey unto THEODORE WILLDEN and NANCY K. WILLDEN, husband and wife, grantees, the following described premises, situated in Klamath County, Oregon, to-wit:

The NW $\frac{1}{4}$ of Section 12, Township 36 South, Range 11, E. W. M.

SUBJECT TO: Easements and rights of way of record or apparent on the land; Rights of governmental bodies or public to any portion lying below the high water mark of Sprague River; Terms and provisions as set forth in approved deed, recorded April 8, 1958, in Deed Volume 298, page 512; Rights of the public in any portion of the herein described premises lying within the limits of any road or highway; Real property taxes for fiscal year commencing July 1, 1973, which are now a lien but not yet payable; Contract of Sale dated Sept. 27, 1972, wherein Gordon Harold Smith, Lula Mae Smith and Robert Harold Smith, as Trustees, are sellers, and Thomas Plemons et ux, et al, are purchasers, which said Contract of Sale Grantees herein assume and agree to pay; Reservations contained in Land Status Reports recorded Sept. 4, 1958, in Vol. 303, Deed Records of Klamath County, Oregon; Recording of patent to Effie Coburn on the NW $\frac{1}{4}$ of Sec. 12, Twp. 36 S., R. 11, E.W.M., also known as Government Lots 3, 4, 5, 6, 11, 12, 13 and 14.

NOTE: The above property has been granted special assessments for farm use, and when same is terminated it will be subject to additional ad valorem tax.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 49,000.00. However, the actual consideration includes other property which is part of the consideration. (Strike out the above when not applicable)

TO HAVE AND TO HOLD the said premises with their appurtenances unto the said grantees as an estate by the entirety. And the said grantors do hereby covenant, to and with the said grantees, and their assigns, that they are the owners in fee simple of said premises; that they are free from all incumbrances, except those above set forth, and that they will warrant and defend the same from all lawful claims whatsoever, except those above set forth.

IN WITNESS WHEREOF, they have hereunto set their hands and seals this 28th day of September, 1973
Thomas Plemons (SEAL) Lawrence E. Plemons (SEAL)
Viola H. Plemons (SEAL) Wallace Plemons (SEAL)

STATE OF OREGON, County of Klamath ss. October 24, 1973
Personally appeared the above named Thomas Plemons and Viola Plemons, husband and wife;
Wallace Plemons and Alcaria Plemons, husband and wife; and Lawrence E. Plemons
(aka Lawrence Eugene Plemons) and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

William J. Soren
Notary Public for Oregon.
My commission expires Oct 8, 1974

After recording return to:
Bruce & Shawna Hawkins
9707 Yonna Dr.
Bonanza, OR 97623

STATE OF OREGON, } ss.
was re-
d in book
Deeds of
y affixed.

From the Office of
GANONG, SISEMORE & ZAMSKY
538 Main Street
Klamath Falls, Oregon 97601

State of Oregon, County of Klamath
Recorded 08/30/01 at 3:13 p. m.
In Vol. M01 Page 44325
Linda Smith,
County Clerk Fee \$ 21.00

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