

This Indenture Witnesseth, THAT THEODORE WILLDEN and NANCY K. WILLDEN, husband and wife, hereinafter known as grantors for the consideration hereinafter recited, have bargained and sold, and by these presents do grant, bargain, sell and convey unto GLEN W. ISRAEL and ALDA M. ISRAEL, husband and wife, and PHILIP M. ISRAEL, their heirs and assigns, 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, thereafter assigned to Grantors herein, which Contract 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.

TO HAVE AND TO HOLD the said premises with their appurtenances unto the said Glen W. Israel and Alda M. Israel, husband and wife, as tenants by the entirety as to an undivided one-half interest, and unto the said Philip M. Israel, as tenant in common as to an undivided one-half interest, their heirs and assigns forever.

The true and actual consideration for this transfer is \$ 40.00 being

The foregoing recitation of consideration is true as I verily believe.

~~TO HAVE AND TO HOLD the said premises with their appurtenances unto the said Glen W. Israel and Alda M. Israel, husband and wife, as tenants by the entirety as to an undivided one-half interest, and unto the said Philip M. Israel, as tenant in common as to an undivided one-half interest, their heirs and assigns forever.~~

And the said grantors do hereby covenant to and with the said grantees, their heirs and 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 1st day of October, 1973.

Theodore Willden (SEAL)

(SEAL)

Nancy K. Willden (SEAL)

(SEAL)

COLORADO
STATE OF ~~OREGON~~ County of Montrose ss.

DECEMBER 9 1976
October 21 1973

Personally appeared the above named Theodore Willden and Nancy K. Willden, husband and wife,

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

Before me:

Rugby D. Mullen

From Office of
GANONG, GORDON & SISEMORE
First Federal Building
Klamath Falls, Oregon

Notary Public for ~~OREGON~~ Colorado
My commission expires 7-17-79

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

STATE OF OREGON,

ss.

was re-
l in book
Deeds of

affixed.

State of Oregon, County of Klamath

Recorded 08/30/01 at 3:13 p. m.

In Vol. M01 Page 44326

Linda Smith,

County Clerk Fee \$ 21.00

ty Clerk—Recorder

Deputy