

WARRANTY DEED

98573

Vol. 11-65 p. 26



PRENTISS H. PUCKETT
ATTORNEY AT LAW
FIRST FEDERAL SAVINGS
& LOAN BUILDING
KLAMATH FALLS, ORE.

KNOW ALL MEN BY THESE PRESENTS, That MURDO D. MORRISON and
HELEN L. MORRISON, husband and wife, hereinafter called the Grantor,
in consideration of Ten and No/100, (\$10.00), and other valuable
consideration Dollars, to Grantor paid by JAMES GILLIS HANNIGAN and
JOANN HANNIGAN, husband and wife, hereinafter called the Grantee,
does hereby grant, bargain, sell and convey unto the said Grantee
and Grantee's heirs, successors and assigns, that certain real pro-
perty, with the tenements, hereditaments and appurtenances there-
unto belonging or appertaining, situated in the County of Klamath
and State of Oregon, described as follows, to-wit:

PARCEL 1: Beginning at an iron pin on the westerly right of
way line of Secondary Highway No. 421 in Section 23, Town-
ship 38 South, Range 8 E.W.M., which lies S 34°07' E a dis-
tance of 85 feet from the iron pin which marks the most
northerly corner of Lot 26, LAKEWOOD HEIGHTS, and running
thence; Continuing S 34°07' E along the westerly right of
way line of Secondary Highway No. 421 a distance of 74.4 feet
to an iron pin; thence following the arc of a 15°06' curve to
the right a distance of 10.2 feet to an iron pin; thence S 60°
10' W along the line between Lots 26 and 27 of LAKEWOOD
HEIGHTS a distance of 95.1 feet to an iron pin; thence N 52°
32' W a distance of 85.7 feet to an iron pin; thence N 58°27'
E a distance of 118.6 feet more or less to the point of be-
ginning, said tract being a portion of Lot 26 LAKEWOOD HEIGHTS
and containing 0.207 acres more or less in Sec. 23, Twp. 38
S., R. 8 E.W.M., in Klamath County, Oregon.

PARCEL 2: Beginning at an iron pin on the Westerly right of
way line of Secondary Highway No. 421 which marks the corner
common to Lots 26 and 27 of LAKEWOOD HEIGHTS and running
thence; following the Westerly right of way line of Secondary
Highway No. 421 in a southerly direction along the arc of a
15°06' curve to the right a distance of 74.6 feet to an iron
pin; thence South 59°35' W a distance of 82.1 feet to an iron
pin; thence North 35°28' W a distance of 66.9 feet to an iron
pin on the line between Lots 26 and 27, LAKEWOOD HEIGHTS;
thence N 60°10' E along the line between Lots 26 and 27 a
distance of 95.1 feet, more or less, to the point of beginning,
said tract being a portion of Lot 27, LAKEWOOD HEIGHTS, con-
taining 0.147 acres, more or less, in Sec. 23, Twp. 38 S., R
8 E.W.M., in Klamath County, Oregon.

PARCEL 3: Begining at an iron pin on the Westerly right of way
line of Secondary Highway No. 421 in Sec. 23, Twp. 38 S., R.
8 E.W.M., which iron pin is also the most Northerly corner of
Lot 26 of LAKEWOOD HEIGHTS, and running thence; S 34°07' E
along the Westerly right of way line of Secondary Highway No.
421 a distance of 85 feet to an iron pin; thence S 58°27' W
a distance of 118.6 feet to an iron pin; thence N 52°32' W a
distance of 35 feet to an iron pin; thence N 14°50' E a dis-
tance of 66 feet to an iron pin; thence N 55°21' E a distance

of 80 feet, more or less, to the point of beginning, said tract being a portion of Lot 26 LAKEWOOD HEIGHTS and containing 0.208 acres, more or less, in Sec. 23, Twp. 38 S., R. 8 E.W.M., in Klamath County, Oregon.

SUBJECT TO: Easements, releases, rights of way and agreements to California-Oregon Power Company, and The California Oregon Power Company, as shown in Deed Volume 68 at page 277-281 and Deed Volume 105 page 226 and 227, and also Deed Volume 126 page 445; and subject to restrictions mentioned and provided for in agreement recorded in Deed Volume 118 page 451, as amended by agreement recorded in Deed Volume 118 page 475, and as further amended by agreements recorded in Deed Volume 119 page 410 and in Deed Volume 138 page 257, all records of Klamath County, Oregon; liens and assessments of Lakewood Heights District Improvement Company; restrictions and provisions for plat of said Lakewood Heights and restrictions mentioned and provided for in agreement dated November 10, 1938, and recorded on that date in Volume 118 page 475, Deed Records of Klamath County, Oregon, as amended by agreement dated December 23, 1938, recorded December 30, 1938, on page 410 of Volume 119 of Deeds, and further amended by agreement dated May 22, 1941, recorded May 28, 1941, in Volume 138 of Deeds, page 257, records of Klamath County, Oregon; easements and rights of way of record, and those apparent on the land.

TO HAVE AND TO HOLD the above described and granted premises 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 above granted premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever.

In construing this deed and where the context so requires, the singular includes the plural.

WITNESS Grantor's hand and seal this 14th day of July, 1965.

Murdo D. Morrison (Seal)
Helen L. Morrison (Seal)

STATE OF OREGON)
COUNTY OF KLAMATH)

July 14th, 1965

personally appeared the above named MURDO D. MORRISON and HELEN L. MORRISON, husband and wife, and acknowledged the fore-

going instrument to be their voluntary act and deed.

BEFORE ME:

Ronald L. Sloan
Notary Public for Oregon
My Commission expires:

STATE OF OREGON, COUNTY OF KLAMATH, ss.

Filed for record at request of Klamath County Title Co.

this 15 day of July A.D. 1965 at 4:30 o'clock P.M. and

duly recorded in Vol. M-65, of Deeds on Page 26

DOROTHY ROGERS, County Clerk

Fee 4.50

By *Leon M. Knutson*

PRENTISS K. PUCKETT
ATTORNEY AT LAW
FIRST FEDERAL SAVINGS
& LOAN BUILDING
KLAMATH FALLS, ORE.

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*Return To:
R. P. J. J.
540 Main - CE 11*