

712-65
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Warranty Deed

This Indenture Witnesseth, That C. E. McCLELLAN and RUTH T. McCLELLAN, husband and wife; JOHN O. McCLELLAN and BETTY McCLELLAN, husband and wife; STANLEY T. McCLELLAN and JANICE M. McCLELLAN, husband and wife, and ROBERT H. DAVIES and MARGARET M. DAVIES, husband and wife,

herein called grantors., in consideration of TEN AND NO/100 (\$10.00) ----- Dollars to them paid, have bargained and sold and by these presents do grant, bargain, sell and convey to

WILMA V. HALAAS,

herein called grantee, her heirs and assigns forever, the following-described premises, situated in Klamath County, State of Oregon:

A parcel of land situated in the NE 1/4 SW 1/4 of Section 36, Township 38 S., R. 9 E. W. M., more particularly described as follows: Beginning at the southwest corner of said Section 36; thence N. 89°55' E. a distance of 1345.2 feet; thence N. 0°16' W. a distance of 2187.0 feet to the northwest corner of "First Addition to Moyina" subdivision; thence N. 89°39'30" E. along the north line of said subdivision a distance of 420.00 feet to a 1/2 inch iron pin on the true point of beginning of this description; thence continuing N. 89°39'30" E. a distance of 125.00 feet to a 1/2 inch iron pin; thence N. 00°16' W. a distance of 120.00 feet to a 1/2 inch iron pin; thence S. 89°39'30" W. a distance of 125.00 feet to a 1/2 inch iron pin; thence S. 00°16' E. a distance of 120.00 feet to the true point of beginning of this description. SUBJECT TO:
(1) Rules, regulations and assessments of South Suburban Sanitary District.
(2) Reservations contained in the dedication of First Addition to Moyina as follows: A building set-back and side lines of lots for present and future public utilities, said easement to provide ingress and egress for construction and maintenance of such utilities with any structures or plantings being placed thereon at the risk of the owners, an easement across all lots for ingress and egress for maintenance of existing utilities, said ingress and egress to be made for the benefit of public health and welfare at a location where minimum damage will be done to existing structures or plantings; and said plat being subject to restrictive covenants as filed in the Klamath County Deed Records.
(3) Agreement of lot restrictions to First Addition to Moyina executed by Swan Lake Moulding Co., C. E. McClellan, et al, dated May 3, 1960, and recorded May 6, 1960, in Volume 321, page 49, Deed Records of Klamath County, Oregon.
(4) 1964-66 real property taxes which are a lien but not yet due and payable.
(5) Right of way, including the terms and provisions thereof, from C. E. McClellan, et al, to Pacific Power & Light Company, dated the _____ day of _____, 1965, recorded the _____ day of _____, 1965, in Volume _____, page _____, Deed Records of Klamath County, Oregon,

together with all tenements, hereditaments and appurtenances hereunto belonging or appertaining, and all estate, right, title and interest in and to the same.

TO HAVE AND TO HOLD the said premises unto the grantee, her heirs and assigns forever. The said grantors do covenant to and with the said grantee, her heirs and assigns, that they are the owners of said premises, being lawfully seized in fee simple thereof; that said premises are free from all encumbrances, except as above stated; and that they, and their heirs and representatives will warrant and defend the same from all lawful claims whatsoever.

IN WITNESS WHEREOF, We have hereunto set our hands and seals this 27th day of September, 1965.

JOHN O. McCLELLAN and BETTY McCLELLAN, husband and wife; STANLEY T. McCLELLAN and JANICE M. McCLELLAN, husband and wife, and ROBERT H. DAVIES and MARGARET M. DAVIES, husband and wife,

By C. E. McClellan (SEAL)
Their Attorney in Fact
C. E. McClellan (SEAL)
Ruth T. McClellan (SEAL)

(SEAL)

H. F. SMITH
Attorney at Law
538 Main Street
Klamath Falls, Oregon



2071

STATE OF OREGON }
County of KLAMATH } ss. Sept 27, 1965

Personally appeared the above-named C. E. McCLELLAN and RUTH T. McCLELLAN, husband and wife,
known to me to be identical person.s described as grantor.s in the within Deed, and
acknowledged the foregoing instrument to be their..... voluntary act and deed.

Before me:

Carolyn De Vore

NOTARY PUBLIC FOR OREGON
My commission expires November 23, 1968

STATE OF OREGON }
County of KLAMATH } ss. _____, 19____

Personally appeared
who, being first duly sworn did say thathe..... the
of

and that the seal affixed to the foregoing Deed is the corporate seal of said corporation
and that said Deed was signed and sealed in behalf of said corporation by authority of
its Board of Directors; andhe... acknowledged said Deed to be its voluntary act and
deed.

Before me:

NOTARY PUBLIC FOR OREGON
My commission expires

Warranty Deed

From

To

Recording Data:

STATE OF OREGON }
County of KLAMATH } ss. _____, 1965
Filed for record at _____
Klamath County Title Co.
Sept. 28 1965
3:58 P.
Deeds
Map 2070
Fee \$33.00
Candice Rogers, County Clerk
Carolyn De Vore

Return to:

Board of Klamath Falls,
6th & Klamath
Klamath Falls, Oregon
97601

STATE OF OREGON)
County of KLAMATH) ss. September 27, 1965

Personally appeared C. E. McCLELLAN, who, being first duly sworn, did say
that he is the attorney in fact for JOHN O. McCLELLAN and BETTY McCLELLAN, hus-
band and wife; STANLEY T. McCLELLAN and JANICE M. McCLELLAN, husband and wife,
and ROBERT H. DAVIES and MARGARET M. DAVIES, husband and wife, and that he
executed the foregoing instrument by authority of and in behalf of said prin-
cipals and he acknowledged said instrument to be the act and deed of said
principals.

Before me:

Carolyn De Vore

NOTARY PUBLIC FOR OREGON
My commission expires Nov. 23, 1968

