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5285

KNOW ALL MEN BY THESE PRESENTS, That RICK LYNN and BONNIE
MAE LYNN, husband and wife,

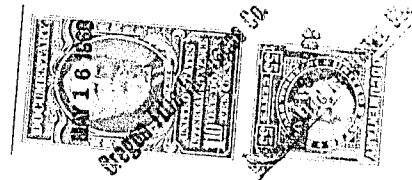
in consideration of Ten and no/100ths ----- Dollars,

to them paid by THOMAS S. EDWARDS and MARY ELIZABETH ED-
WARDS, husband and wife,

do hereby grant, bargain, sell and convey unto said Thomas S. Edwards and
Mary Elizabeth Edwards, husband and wife, their
heirs and assigns, all the following real property, with the tenements, hereditaments and appurtenances situated
in the County of Klamath and State of Oregon, bounded and described as follows, to-wit:

Lot 64, MOYINA, together with the non-exclusive, perpetual easement in and
to a certain well located and situated upon the following described real estate,
to wit: A parcel of land in SW1/4SE1/4 of Sec. 36, T. 38 S., R. 9 E.W.M.,
more particularly described as follows: Beginning at a point in SW 1/4 SE 1/4
of Sec. 36, which bears N. 31° 33' E. a distance of 1260.6 feet, more or less,
from the South one-quarter corner of said Sec. 36; thence N. 69° 50' E. 108.0
feet; thence S. 16°06'-1/2' E. 72.0 feet; thence S. 75°36' W. 106.0 feet; thence
N. 17°47' W. 61.23 feet, more or less, to the point of beginning, and in and
to the works, reservoir and pump thereof, and in and to the mains connecting
said well to the above described property, for the purpose of conducting water
thereto for domestic purposes;

SUBJECT TO: Rules, regulations, liens and assessments of South Subur-
ban Sanitary District; Conditions, restrictions, easements, and set back lines as
shown on the Plat and in the Dedication of MOYINA: Easement, including the
terms and provisions thereof, recorded July 23, 1958, in Deed Volume 301 at
page 226, Records of Klamath County, Oregon; Taxes for fiscal year, 1964-65,
which are now a lien but not yet payable; Trust Deed, including the terms
and provisions thereof, dated August 7, 1964, recorded August 11, 1964, in
Mortgage Volume 225, page 112, given to secure the payment of \$17,750.00 with
interest thereon and such future advances as may be provided therein, executed
by Tom B. Yarbrough and Mary M. Yarbrough, husband and wife, to Oregon
Title Company of Klamath County, trustee for beneficiary, First National Bank
of Oregon, which grantees assume and agree to pay.



To Have and to Hold, the above described and granted premises unto the said Thomas S.
Edwards and Mary Elizabeth Edwards, husband and wife, their heirs and assigns forever.

And Rick Lynn and Bonnie Mae Lynn, husband and wife, the grantor s
above named do covenant to and with the above named grantees, their heirs and assigns that
they are lawfully seized in fee simple of the above granted premises, that the above granted premises
are free from all encumbrances, except as above stated,

and that they will and their heirs, executors and administrators, shall warrant and forever defend the
above granted premises, and every part and parcel thereof, against the lawful claims and demands of all
persons whomsoever,

Witness our hands and seals this 11th day of May, 1966.

24 Rick Lynn (SEAL)
Bonnie Mae Lynn (SEAL)
(SEAL)
(SEAL)

STATE OF OREGON,

County of Klamath

} ss.

BE IT REMEMBERED, That on this 11th day of May, 1966, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named Rick Lynn and Bonnie Mae Lynn, husband and wife,

known to me to be the identical individual ^s described in and who executed the within instrument and acknowledged to me that they executed the same freely and voluntarily.

IN TESTIMONY WHEREOF I have hereunto set my hand and affixed my official seal the day and year last above written.



Robert A. Brown
Notary Public for Oregon.
My Commission expires 10/20/68

10/21/68

WARRANTY DEED

(FORM No. 703)

STEVENS-NEES LAW PUB. CO., PORTLAND, ORE.

STATE OF OREGON,

} ss.

County of Klamath

I certify that the within instrument was received for record on the 17 day of May, 1966, at 3:54 o'clock P. M., and recorded in book M-66 on page 5285, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Elizabeth Rogers
County Clerk-Recorder.

By *Lee C. Jensen* Deputy.
WHEN RECORDED RETURN TO

First National Bank
Main St Branch

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