

MELVIN L. STEWART and MARY LOJ STEWART, husband and wife, hereinafter called grantor, conveys to R. E. RHODES and ORABELLE W.

RHODES, husband and wife, all that real property situated in

Klamath County, State of Oregon, described as:

A tract of land situated in the  $NW_4^1$  of Section 12, Township 39 South, Range 9, East of the Willamette Meridian, more particularly described as follows:

Beginning at a point on the easterly line of Oxbow Street, said point being South 23°18'30" West a distance of 260.00 feet from the Northeast corner of GRACE PARK, as shown on the duly recorded plat thereof, thence South 66°41'30"East at right angles to said Oxbow Street a distance of 120.00 feet, thence South 23°18'30" West a distance of 85.58 feet, thence North 59°24'30" West a distance 1 of 123.89 feet to the easterly line of said Oxbow Street, thence on an arc of a 16° curve to the left (central angle is 7°17') a distance of 45.52 feet, thence North 23°18'30" east a distance of 24.48 feet to the point of beginning

and covenants that grantor is the owner of the above described property free of all encumbrances except reservations, restrictions, easements and rights-of-way of record, and those apparent upon the land; rules, regulations, liens and assessments of water-user and sanitations districts; rights of the public in and to any portion of said premises lying within the limits of public roads and highways; Declaration of Conditions and Restrictions, including the terms and provisions thereof, recorded on May 31, 1966, in Klamath County Record Book M-66 at page 5642, and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

Dated this 2,8 day of Nøyember State of Oregon County of Klamath November <u>3</u> 8, 1966 Personally appeared the above named Melvin L. Stewart and Mary Lou Stewart, and acknowledged the foregoing instrument to be their voluntary act. Before may

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Notary Public for Oregon My Commission expires: opi 09/969 25

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