

11477

234

WARRANTY DEED

67-08
JOE KELLER, aka Joe L. Keller, and ROSIE A. KELLER,
husband and wife, conveys to SWAN LAKE MOULDING COMPANY, an
Oregon Corporation, all that real property situated in Klamath
County, State of Oregon, described as:

A tract of land situate in the NW $\frac{1}{4}$ of Section 12,
Township 39 South, Range 9 East of the Willamette
Meridian, more particularly described as follows:

Beginning at the Northeast corner of Grace Park as
shown on the duly recorded plat thereof; thence
South 23°18'30" West along the Easterly line of Oxbow
Street a distance of 284.48 feet; thence on the arc
of a 16 degree curve to the right (central angle is
7°17') a distance of 45.52 feet to the true point of
beginning of this description; thence South 59°24'30"
East a distance of 123.89 feet; thence South 23°18'30"
West a distance of 65.59 feet; thence South 52°59'30"
West a distance of 232.71 feet to the East line of that
land deeded to Shepard and described in Deed Volume
355 at page 104, Klamath County Deed records; thence
North along the East line of said Shepard Tract a distance
of 34.40 feet; thence North 26°17'18" West a distance
of 100.54 feet to the Southeasterly line of said
Oxbow Street; thence along said line of Oxbow Street
on the arc of a 16 degree curve to the left a distance
of 207.00 feet to the true point of beginning.

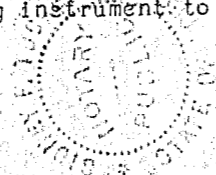
and covenants that grantor is the owner of the above described
property free of all encumbrances except reservations, restrictions,
easements and rights-of-way of record and those apparent upon
the land; rules, regulations, liens, and assessments of water-
user and sanitation districts; Declaration of Conditions and
Restrictions, including the terms and provisions thereof, recorded
May 31, 1966, in Deed Volume 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 9 day of January, 1967.

Joe L. Keller
Rosie A. Keller

STATE OF OREGON
County of Klamath
January 9, 1967

Personally appeared the above named Joe Keller, aka
Joe L. Keller and Rosie A. Keller, husband and wife, and acknowledged
the foregoing instrument to be their voluntary act. Before me:



Linney F. Tucker
Notary Public for Oregon
My Commission expires: Apr. 9, 1969

STATE OF OREGON, } ss
County of Klamath }
Filed for record at request of: 235
Oregon Title
on this 10 day of January A. D. 19 67
at 3:05 o'clock P. M. and duly
recorded in Vol. M-67 of deeds
Page 234
DOROTHY REGENS, County Clerk
By *[Signature]* Deputy
Fee 3.00