

12133

M-67

1969

## WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That we, CHARLES E. COX and ESTHER M. COX, husband and wife, and GERALDINE C. COX, a widow woman, Grantors, in consideration of Ten and more Dollars to us paid by SHERMAN T. WALDRIP, WILLIAM M. WALDRIP and THOMAS E. WALDRIP, partners, doing business under the partnership name of WALDRIP BROS., grantees, do hereby grant, bargain, sell and convey unto the said grantees, 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:

Commencing at the corner common to Sections 1, 2, 11 and 12 in Township 41 South, Range 10 East, W. M., Klamath County, Oregon: Extending thence West along the north line of said Section 11 a distance of 50 feet; thence South along the West line of Main Street in Merrill, Oregon, a distance of 254 feet to the true point of beginning; thence West on a line parallel to the North line of said Section 11 a distance of 154 feet; thence South on a line parallel to said West line of Main Street a distance of 251 feet, more or less, to Lost River; thence Easterly along the north bank of Lost River a distance of 185 feet, more or less, to the West line of said Main Street; thence North along the West line of said Main Street a distance of 190 feet, more or less, to the true point of beginning; all being in the NE $\frac{1}{4}$ NE $\frac{1}{4}$  of said Section 11 and being a portion of Tracts 52 and 54, Merrill Tracts;

SUBJECT TO: (1) Acreage and use limitation under provisions of U.S.A. Statutes and Regulations issued thereunder; (2) Easements and rights of way of record or appraent on the land; (3) All contracts and assessments relating to water rights, irrigation, drainage and reclamation which may affect said realty, if any there be; (4) Rights of the public and of governmental bodies in and to any portion of the above described land lying below high water mark of Lost River.

TO HAVE AND TO HOLD the above described and granted premises unto the said grantees, their heirs and assigns forever.

And the grantors do covenant that they lawfully seized in fee simple of the above granted premises free from all encumbrances, with exceptions only 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, with exceptions above stated.

WITNESS OUR Hands and Seals this 7<sup>th</sup> day of Sept., 1961.

Charles E. Cox (SEAL)  
 Geraldine C. Cox (SEAL)  
 Esther M. Cox (SEAL)

COUNTY OF Klamath }  
 STATE OF OREGON }

CHATBURN & BRICKNER  
 ATTORNEYS AT LAW  
 MERRILL, OREGON

(Consideration not over \$10,000)

STATE OF OREGON }  
County of Klamath } ss.

On this 15 day of September, 1961, before me, Thomas W. Chatburn, a Notary Public for Oregon, personally appeared the above named Charles E. Cox and Esther M. Cox, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

Thomas W. Chatburn  
Notary Public for Oregon  
My commission expires 12/21/61

STATE OF OREGON }  
County of Klamath } ss.

On this 15 day of September, 1961, before me, Chas. L. Thompson, Jr. a Notary Public for Oregon, personally appeared the above named Geraldine C. Cox, a widow woman, and acknowledged the foregoing instrument to be her voluntary act and deed.

Chas. L. Thompson, Jr.  
Notary Public for Oregon  
My commission expires 12/21/61

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of J. Anthony Giacomini  
this 15 day of Feb. 1967 8:50 o'clock A. M., and  
duly recorded in Vol. M-67, of Deeds 1069  
Fee \$3.00  
By Dorothy Rogers  
DOROTHY ROGERS, County Clerk

Return to  
J. ANTHONY GIACOMINI  
ATTORNEY AT LAW  
125 NORTH 8TH STREET  
KLAMATH FALLS, OREGON 97601