

14333

M-67 p. 3855

WARRANTY DEED. KNOW ALL MEN BY THESE PRESENTS, THAT Swan Lake Moulding Company, a corporation duly organized and existing under the laws of the State of Oregon, in consideration of Ten Dollars and other valuable consideration, to it paid by Melvin L. Stewart and Mary Lou Stewart, husband and wife, grantees, does hereby grant, bargain, sell and convey to 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:

A tract of land situated 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 S23°18'30"W 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 29°41') a distance of 185.52 feet to the true point of beginning of this description; thence S37°00'30"E a distance of 120.00 feet; thence S52°59'30"W a distance of 106.02 feet to the East line of that land deeded to Shepard and described in Deed Volume 355, page 104, Klamath County Deed Records; thence North along the east line of said Shepard Tract a distance of 34.40 feet; thence N23°17'18"W a distance of 100.54 feet to the Southerly line of said Oxbow Street; thence along said line of Oxbow Street on the arc of a 16 degree curve left a distance of 67.00 feet to the true point of beginning. Said tract being subject to an eight foot utility easement along the southeasterly side thereof.

To have and to hold the above described and granted premises unto the said grantees, their heirs and assigns forever.

And the grantor does covenant that it is lawfully seized in fee simple of the above granted premises free from all incumbrances except reservations, restrictions, easement and rights of way of record and those apparent on the premises; rules, regulations, liens and assessments of water user districts and South Suburban Sanitary District; and the covenants and restrictions recorded on May 31, 1966, in Klamath County Records 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.

Done by order of the Board of Directors, with the seal of the Corporation this 22nd day of May, 1967.

Swan Lake Moulding Company by Alfred D. Collier President
Dorothy V. Collier Secretary

State of Oregon }
County of Klamath } ss

On this 22nd day of May 1967, before me appeared Alfred D. Collier and Dorothy V. Collier, both to me personally known, who being duly sworn, did say that he Alfred D. Collier is the president and he the said Dorothy V. Collier is the Secretary of Swan Lake Moulding Company, the within named corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation, and that the said instrument was signed and sealed in behalf of said corporation by authority of its Board of Directors, and Alfred D. Collier and Dorothy V. Collier acknowledged said instrument to be the free act and deed of said Corporation.

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

Dan J. Ferguson
Notary Public for Oregon
My commission expires Nov. 14 1969

State of Oregon }
County of Klamath } ss

I certify that the within instrument was received for record on the 24th day of May 1967 at 10:30 $\frac{1}{2}$ o'clock a.m., and recorded in Book M-67 on Page 3855 Record of Deeds of said County.
Fee 1.50 Dorothy Rogers, County Clerk by Laura M. Knutson Deputy