

WARRANTY DEED

16420

M-67

6497

67-10472
VERNON E. LACOMB and CAROLINE B. LACOMB, husband and wife, hereinafter called grantor, conveys to JOSEPH W. RATCLIFFE and PHYLLIS G. RATCLIFFE, husband and wife, all that real property situated in Klamath County, State of Oregon, described as:

A parcel of land lying within the bounds of that tract of real property recorded in Volume 222, Page 301 of Deed Records of Klamath County, Oregon, described therein as being a portion of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 28, Township 39 South, Range 8 East of the Willamette Meridian, said parcel of land being more particularly described as follows: Beginning at the northwest corner of above said tract of real property which corner is described as bearing east along the Section line 2074.11 feet, then N.25°22'W., 761.0 feet from the corner on the south boundary of said Section 28 and which corner is also described as being on the southerly right of way line of the Klamath Falls-Ashland Highway; thence easterly along said right of way line a distance of 418.00 feet to a $\frac{1}{2}$ " steel rod marking the true point of beginning of this description; thence following along the southerly right of way line of the aforesaid highway N.47°20'E., 143.16 feet to a $\frac{1}{2}$ inch steel rod on the westerly right of way boundary of an existing County Road; thence along same S.35°13'E., a distance of 265.00 feet to a $\frac{1}{2}$ inch steel rod; thence S.47°20'W., parallel with the first course described above, a distance of 190.64 feet to a $\frac{1}{2}$ inch steel rod; thence N.25°22'W., 275.21 feet to the true point of beginning and subject to the right of way for an irrigation as now constructed.

SUBJECT TO; that certain trust deed, including the terms and provisions thereof, dated October 13, 1966 recorded October 14, 1966, in M-66, page 10049, given to secure the payment of \$ 13,500.00 with interest thereon and such future advances as may be provided therein executed by Vernon LaComb and Caroline B. LaComb, husband and wife, to William Ganong, trustee for beneficiary, First Federal Savings and Loan Association of Klamath Falls, Oregon, a corporation.

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 and tax charges for 1967-1968, now a lien but not yet payable, and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

Dated this 14th day of August, 1967



Vernon E. LaComb
Caroline B. LaComb

STATE OF OREGON
County of Klamath
August 14 1967

Personall appeared the above named Vernon E. LaComb and Caroline B. LaComb, husband and wife and acknowledged the foregoing instrument to be their voluntary act. Before me:

Carol R. Higgins
Notary Public for Oregon
My Commission expires: June 20, 1969

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at _____ Oregon Title Insurance Co.
this 21 day of August A. D. 1967 11:51 A. M., and
 duly recorded in Vol. M-67, Deeds _____ 6497

Fee \$1.50

By _____ County Clerk

24 By James Meane

Return -
Birdgett Realty
P.O. Box 920
Klamath Falls,
Ore.