

WARRANTY DEED

21581 VOL. M-68 PAGE 2734

This Indenture Witnesseth, THAT Edith R. LaFontaine, a single woman,

hereinafter known as grantor for the consideration hereinafter recited, has bargained and sold, and by these presents do es grant, bargain, sell and convey unto

Bennet R. Ludden,
his heirs and assigns, ^{an undivided one-half interest in and to} the following described premises, situated in _____ County, Oregon, to-wit:

A portion of SW $\frac{1}{4}$ NW $\frac{1}{4}$ and NW $\frac{1}{4}$ SW $\frac{1}{4}$ of Sec. 3, Twp. 39 S. R. 9 E. W. M., more particularly described as follows:

Beginning at a point which is South 0°46' East a distance of 2204.25 feet and North 89°14' E. a distance of 450.0 feet from the iron pin marking the Northwest corner of Sec. 3, Twp. 39 S. R. 9 E. W. M., said point being the Northwest corner of parcel conveyed by R. E. Wright, et al to Klamath County by Deed Vol. 308, page 389; thence South 0°46' E. a distance of 602.5 feet to the Southwest corner of parcel conveyed by R. E. Wright, et al, to Klamath County by deed recorded in Vol. M. 68, page 1534, records of Klamath County, Oregon; thence North 89°14' E. a distance of 764.3 feet to a point which is 60.0 feet West of the West right of way line of the railroad spur track; thence South 0°35' E. parallel to said right of way line a distance of 315.2 feet to a point; thence North 89°14' E. a distance of 60.0 feet to the West right of way line of said spur track; thence following said right of way line South 0°37' E. a distance of 535.0 feet, more or less, to a point which is 320.0 feet North of the South line of NW $\frac{1}{4}$ SW $\frac{1}{4}$ of Sec. 3, and being the Northeast corner of parcel conveyed by R. E. Wright, et al, to W. L. Buflard, et ux, by deed Vol. 280, page 129; thence South 89°54' W. along the North line of last described parcel a distance of 1221.4 feet to a point which is 50.0 feet E. of the West line of said Sec. 3; thence North 0°46' W. parallel to and 50.0 feet distant easterly from said section line, a distance of 1435.35 feet to a point; thence North 89°14' E. a distance of 400.0 feet, more or less, to the point of beginning, said parcel being a portion of Vacated "Railroad Terminal Tracts";

Together with easements heretofore reserved and appurtenant to above described land, and subject to easements and rights of way of record and apparent on the land and to contract and/or lien for irrigation and/or drainage.

The true and actual consideration for this transfer is Gift. h/t/d

The foregoing recitation of consideration is true as I verily believe.

TO HAVE AND TO HOLD the said premises with their appurtenances unto the said grantee

his heirs and assigns forever. And the said grantor does hereby covenant to and with the said grantee, his heirs and assigns, that she is the owner in fee simple of said premises; that they are free from all incumbrances, except as above set forth, and that she will warrant and defend the same from all lawful claims whatsoever, except those above set forth.

IN WITNESS WHEREOF, She has hereunto set her hand and seal this 5th day of April 1968

(SEAL)

Edith R. LaFontaine

(SEAL)

(SEAL)

(SEAL)

STATE OF OREGON, County of Klamath) ss. April 5, 1968

Personally appeared the above named Edith R. LaFontaine, a single woman,

and acknowledged the foregoing instrument to be her voluntary act and deed.

Before me:

Notary Public for Oregon.

My commission expires Nov 10, 1971

From Office of
GANONG, GANONG & GORDON
First Federal Building
Klamath Falls, Oregon

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 8 day of April, 1968, at 8:52 o'clock A. M., and recorded in book M-68 on page 2734 Record of Deeds of said County.

Witness my hand and seal of County affixed.

Dorothy Rogers

County Clerk-Recorder.

By Beverly J. Hepler

Deputy

Fee 1.50