

22601

3939

68-319

KNOW ALL MEN BY THESE PRESENTS, That Walter J. Eggsman,
Cloverine M. Eggsman, husband and wife, hereinafter called the grantor,
 in consideration of the thousand five hundred and no/100 (\$1,500.00) Dollars,
 to grantor paid by Frank M. Straus, hereinafter called the grantee,

does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit: a tract of land situated in the NE 1/4 of Section 26 and the SE 1/4 of Section 21, in Township 34, South of Range 8, East of the Willamette Meridian, more particularly described as follows: beginning at a one-half inch iron pin on the Northeast corner of the NE 1/4 of said Section 26; thence, West along the North line of said Section 26, a distance of 229.64 feet to a one-half inch iron pin; thence, South 03 degrees 13' 20" West, a distance of 569.34 feet to a one-half inch iron pin; thence, South 86 degrees 45' 40" East, a distance of 63.45 feet to a one-half inch iron pin on the left bank of Sprague River; thence, following the left bank of Sprague River the following courses and distances: North 39 degrees 19' 30" East, 93.63 feet; North 47 degrees 33' 20" East, 108.49 feet; North 63 degrees 47' 30" East, 419.70 feet; North 83 degrees 21' 40" East 125.30 feet; North 79 degrees 55' 50" East, 131.22 feet; North 89 degrees 23' 50" East, 102.27 feet; North 30 degrees 55' 50" East, 87.80 feet; North 10 degrees 41' 10" East, 205.69 feet; North 22 degrees 06' 40" West, 130.62 feet; North 46 degrees 22' 00" West, 111.35 feet; North 74 degrees 38' 40" West, 135.89 feet; North 59 degrees 48' 50" West, 125.44 feet; North 72 degrees 40' 40" West, 145.17 feet; South 61 degrees 48' 20" West, 94.39 feet; South 16 degrees 33' 10" West, 307.42 feet; and thence, South 53 degrees 12' 04" West, a distance of 95.37 feet to the point of beginning. Subject to any and all reservations, restrictions, rights of way, easements and incumbrances of whatsoever nature of record and those apparent upon the ground.

To Have and to Hold the above described and granted premises unto the said grantee and grantee's heirs, successors and assigns forever.

And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except as above mentioned,

and that grantor will warrant and forever defend the above granted premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except as above mentioned.

In construing this deed and where the context so requires, the singular includes the plural.
 WITNESS grantor's hand this 1st day of May, 1968.

(ORS 93.490)

STATE OF OREGON, County of Klamath, ss. May 1st, 1968.

Personally appeared the above named Walter J. Eggsman and Cloverine M. Eggsman, husband and wife

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

Before me:

Notary Public for Oregon

My commission expires May 16, 1971.

(OFFICIAL SEAL)

WARRANTY DEED

Walter J. Eggsman and
wife

TO

Frank M. Straus

AFTER RECORDING RETURN TO

Frank M. Straus,
Box 358
Gold Hill, Oregon

(DON'T USE THIS
 SPACE; RESERVED
 FOR RECORDING
 LABEL IN COUNTIES WHERE
 USED.)

Fee 1:50

STATE OF OREGON,

County of Klamath, ss.

I certify that the within instrument was received for record on the 2 day of May, 1968, at 11:52 o'clock AM., and recorded in book M-68 on page 3939.

Record of Deeds of said County.

Witness my hand and seal of

County affixed.

Dorothy Rogers

County Clerk-Recorder.

By

Deputy.