

23723

KNOW ALL MEN BY THESE PRESENTS, That DONALD R. CLAUNCH and BETTY J. CLAUNCH, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JACK E. COGGINS and CAROL JEAN COGGINS, husband and wife, 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 SW $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 9, Township 39 South, Range 10 East of the Willamette Meridian, more particularly described as follows:

Beginning at a three-fourth inch iron pipe marking the Northwest corner of the SW $\frac{1}{4}$ NE $\frac{1}{4}$ of said Section 9; thence North 89°59' East along the North line of the SW $\frac{1}{4}$ NE $\frac{1}{4}$ of said Section 9 a distance of 490.00 feet to the Westerly right-of-way line of the County Road; thence South 0°31'30" East along said right-of-way line a distance of 266.14 feet; thence West a distance of 492.44 feet to the West line of the SW $\frac{1}{4}$ NE $\frac{1}{4}$ of said Section 9; thence North along the West line of the SW $\frac{1}{4}$ NE $\frac{1}{4}$ of said Section 9 a distance of 266.00 feet to the point of beginning.

SUBJECT TO: Acreage and use limitations under provisions of the United States Statutes and regulations issued thereunder. And, all contracts, water rights, proceedings, taxes and assessments relating to irrigation, drainage, and/or reclamation of said lands; and all rights of way for roads, ditches, canals, if any there may be. And, rights of the public in and to any portion of the said premises lying within the limits of roads and highways.

To Have and to Hold the same 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.

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 those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$22,750.00.

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

Donald R. Claunch
+ Betty J. Claunch

STATE OF OREGON, County of Klamath ss. June 19 1968
Personally appeared the above named DONALD R. CLAUNCH and BETTY J. CLAUNCH, husband and wife,

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

Before me: James D. Bocchi
Notary Public for Oregon
My commission expires 10-25-70

NOTE—The sentence between the symbols (1). If not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

WARRANTY DEED

TO
AFTER RECORDING RETURN TO
Chico & Smith
111 N. 9th
Klamath Falls
Oregon

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

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STATE OF OREGON,

County of Klamath ss.
I certify that the within instrument was received for record on the 13 day of June, 1968, at 3:43 o'clock P.M., and recorded in book 1168 on page 5268. Record of Deeds of said County.

Witness my hand and seal of County affixed.

Martha Rogers
County Clerk Title.
By Laurie M. Kauton Deputy.