

WARRANTY DEED

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68-906 b4

24452

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This Indenture Witnesseth, THAT Donald F. Menefee and Leah C. Menefee, husband and wife,

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

Genevieve Vann,

her heirs and assigns, the following described premises, situated in Klamath County,

Oregon, to-wit:

A tract of land situated in NW $\frac{1}{4}$  and the NE $\frac{1}{4}$  of the SE $\frac{1}{4}$  of Sec. 18, Twp. 24 S. R. 7 E. W. M., more particularly described as follows:

Beginning at a point which is South 01°00'51" West 6.18 feet and East 38.14 feet from the 1/16th corner of the common line between the NE $\frac{1}{4}$  and the SE $\frac{1}{4}$  of said Section 18; thence South 840.0 feet along the so called "false 1/16th line" which lies within the NE $\frac{1}{4}$  and is East of the common 1/16th line between the NW $\frac{1}{4}$  and the NE $\frac{1}{4}$  of the SE $\frac{1}{4}$  of said Sec. 18 to the point of beginning; thence West 289.10 feet to a point; thence continuing West 24 feet, more or less, to the flow line of Crescent Creek; thence North-erly 120 feet, more or less, along the flow line of said creek to the intersection of the North line of said tract which is parallel to and 120 feet, more or less, North of the South line of said tract; thence East 21 feet, more or less, to a point; thence continuing East 287.30 feet to a point; thence South 120.0 feet along the "false 1/16th line" to the place of beginning.

Subject to reservation of the Easterly 25 feet for roadway and utility purposes; to-gether with a perpetual easement for roadway and utility purposes to and from said tract along the Northerly 25 feet of the SE $\frac{1}{4}$  of NE $\frac{1}{4}$  of said Sec. 18, West of the Willamette Highway, also the Westerly 25 feet along the line in the SE $\frac{1}{4}$  of NE $\frac{1}{4}$  of said Sec. 18 which bears N. 00°18'41" E. from a point located S. 01°00'51" W. 6.81 feet and East 38.14 feet from the 1/16th corner on the common line between the NE $\frac{1}{4}$  and the SE $\frac{1}{4}$  of said Sec. 18, also the Westerly 25 feet along the said "false 1/16th line" within the NE $\frac{1}{4}$  of the SE $\frac{1}{4}$  of said Sec. 18, Twp. 24 S. R. 7 E. W. M.,

Subject to right of the public in and to any portion thereof lying within public roads and highways; rights of Governmental bodies in and to the portion of said premises lying below the high water mark of Crescent Creek; easements and rights of way of record and apparent on the land, and to taxes for fiscal year commencing July 1, 1968.

The true and actual consideration for this transfer is \$ 1000.00.

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,

her heirs and assigns forever. And the said grantors do hereby covenant to and with the said

grantee, her heirs and assigns, that they are the owners in fee simple of said premises;

that they are free from all incumbrances, except as above set forth,

and that they will warrant and defend the same from all lawful claims whatsoever, except those above set forth.

IN WITNESS WHEREOF, They have hereunto set their hands and seals this 10th day of July 19 68

(SEAL)

Donald F. Menefee

(SEAL)

(SEAL)

Leah C. Menefee

(SEAL)

STATE OF OREGON, County of Lane ) ss. July 10, 19 68

Personally appeared the above named Donald F. Menefee and Leah C. Menefee, husband and wife,

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

Before me:

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

acc. Bice Shung str.

Notary Public for Oregon.

My commission expires 3-30-70

STATE OF OREGON,

County of Klamath

ss.

I certify that the within instrument was received for record on the 12th day of July, 19 68, at 1:23 o'clock P. M., and recorded in book M-68 on page 6332. Record of Deeds of said County.

Witness my hand and seal of County affixed.

DOROTHY ROGERS

County Clerk-Recorder.

By Laurie M. Knutson

FEE 1.50

Deputy

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