

26073

VOL 11 PAGE 8342

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that C. S. ELLIOT and ELOISE ELLIOT, his wife, of Klamath County, State of Oregon, in consideration of Ten and no/100 (\$10.00) Dollars, to them paid by C. L. SVENSGAARD and ELOISE E. SVENSGAARD, his wife, of Klamath County, State of Oregon, have bargained and sold, and by these presents do hereby grant, bargain, sell and convey unto said C. L. SVENSGAARD and ELOISE E. SVENSGAARD, his wife, their heirs and assigns, all the following bounded and described real property, situated in the County of Klamath and State of Oregon:

Lot 2 in Block 2 in North Bly, Klamath County, Oregon, according to the duly recorded plat thereof on file in the Office of the County Clerk, Klamath County, Oregon.

A piece or parcel of land situated in Klamath County, Oregon and being portions of Lot 13 of Block 7, of North Bly, the plat whereof is on file in the records of Klamath County, Oregon, and of Lot 2, (NW 1/4 NE 1/4) of Section 3, Township 37 South Range 14 E.W.M., and more particularly described as follows: Beginning at a point in the line marking the Northeastly boundary of the said Lot 13 of Block 7, of North Bly, said point being 67.2 feet Northwestly along the said Northeastly boundary of the said Lot 13, of Block 7, of North Bly, from the Northeastly corner of the said Lot 13, Block 7 of North Bly, and which said point is the most Northerly corner of the property mortgaged by J. C. Harrison, et ux, to the United States National Bank of Portland, said mortgage dated August 25, 1949 and recorded in Vol. 128, at Page 425, Mortgage Records of Klamath County, Oregon; thence Northwestly along the said Northeastly line of the said Lot 13, Block 7 of North Bly, 56.6 feet; thence South 34°52' West 143 feet, more or less, to a point in the line marking the Westerly boundary of the tract originally conveyed by J. C. Edsall to V. D. Jones by deed recorded in Vol. 89 of Deeds at Page 593, Klamath County Deed Records; thence Southerly 125 feet more or less, along the Westerly boundaries of the last mentioned tract, and the tract originally conveyed by J. C. Edsall to V. D. Jones by deed recorded in Vol. 89 of Deeds at Page 594, Klamath County Deed Records, and the tract originally conveyed

(1-Warranty Deed)

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by J. C. Edsall to V. D. Jones by deed recorded in Vol. 89 of Deeds at Page 595, Klamath County Deed Records, to the Southwesterly corner of the last mentioned tract; thence Easterly 205 feet, more or less, along the Southerly boundaries of the last mentioned tract and the tract originally conveyed by J. C. Edsall to Pete Ceboff by deed recorded in Vol. 90 of Deeds at Page 17, Klamath County Deed Records, to the Southeasterly corner of last mentioned tract; thence Northerly along the Easterly boundary of last mentioned tract 50 feet, more or less, to the Northeasterly corner of the last mentioned tract; thence Westerly along the Northerly boundary of last mentioned tract 100 feet, more or less, to the Northwesterly corner of the last mentioned tract, which is also the Southeasterly corner of the before mentioned tract originally conveyed by J. C. Edsall to V. D. Jones by deed recorded in Vol. 89 of Deeds at Page 594, Klamath County Deed Records; thence Northerly 100 feet, more or less, along the Easterly boundary of the last mentioned tract and the before mentioned tract originally conveyed by J. C. Edsall to V. D. Jones by deed recorded in Vol. 89 of Deeds at Page 593, Klamath County Deed Records, to the Northeasterly corner of the last mentioned tract; thence Northeasterly in a straight line 70 feet, more or less, to the said point of beginning, and subject to the following:

Terms and provisions as set out in deed from J. C. Harrison and Lyndell B. Harrison, husband and wife, to C. S. Elliot, dated July 26, 1950, recorded July 27, 1950 in Vol. 240 of Deeds, page 491, records of Klamath County, Oregon.

Agreement concerning sewerage disposal, including all the terms and provisions thereof, between J. C. Harrison and Lyndell B. Harrison, husband and wife, and C. S. Elliot, dated July 26, 1950, recorded July 27, 1950 in Vol. 240 of Deeds, page 494, records of Klamath County, Oregon.

The easement of the public, if any, in and to any portion of the described property which may lie within the boundaries of Edler Street as indicated on the plat of "First Addition to Bly".

The Right of way of the Bly Ditch.

Water Right, including the terms and provisions thereof, shown in Water Right Book 10, page 105, in Book 1, page 83.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining and also all their right, title and interest in and to the same, including dower and claim of dower.

(2-Warranty Deed)



TO HAVE AND TO HOLD, the above described and granted premises unto the said C. L. SVENSGAARD and ELOISE E. SVENSGAARD, his wife, as tenants by the entirety, their heirs and assigns forever. And C. S. ELLIOT and ELOISE ELLIOT, his wife, grantors above named, do covenant to and with C. L. SVENSGAARD and ELOISE E. SVENSGAARD, his wife, grantees above named, their heirs and assigns, that they are lawfully seized in fee simple of the above granted premises, that the above granted premises are free and clear from all encumbrances, except as above stated, and that they will, and their heirs, executors and administrators shall warrant and forever defend the above granted premises, and every part and parcel thereof, against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, the grantors above named, have hereunto set their hands this 14th day of February, 1957.

*Eloise Elliot*  
Eloise Elliot

STATE OF OREGON }  
COUNTY OF KLAMATH } ss. February 14, 1957

Personally appeared the above named C. S. ELLIOT and ELOISE ELLIOT, his wife, grantors above named, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

*[Signature]*  
Notary Public for Oregon  
My Commission expires: 4/25/60

STATE OF OREGON, COUNTY OF KLAMATH; ss.

Filed for record at request of Eloise Svansgaard  
this 16 day of Sept A. D. 19 68 at 10:45 clock AM, and  
duly recorded in Vol. M-68, of Deeds on Page 8342

(3-Warranty Deed)

Fee 4.50

13 DOROTHY ROGERS, County Clerk

L. ORTH SISEMORE  
ATTORNEY AT LAW  
KLAMATH FALLS, OREGON

*Ed Roth Luckett* 280 main