

1967

VOL 226 PAGE 384

KNOW ALL MEN BY THESE PRESENTS, That CHARLES B. RICE and LOIS J. RICE, Husband and Wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by HARRY R. LANPHEAR, a single man

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 parcel of land situate in the NW 1/4 of Section 20, T 39 S, R 10 E, W.M., Klamath County, Oregon, being more particularly described as follows:

Commencing at the SW corner of the N 1/2 SW 1/4 NW 1/4 of said Section 20; thence N 89° 53' 16" E, 35.00 feet to the point of beginning of this description; thence N 00° 21' 40" E, along the easterly right-of-way line of the county road, 265.67 feet to the centerline of the K.I.D. canal right-of-way; thence northeasterly along the centerline of said canal the following courses: along the arc of a 14° curve to the left 94.90 feet; thence N 46° 11' 00" E 396.60 feet; thence along the arc of 6° curve to the left 442.22 feet; thence N 19° 39' 00" E 1056.61 feet to the southerly right-of-way line of the county road; thence leaving said canal right-of-way centerline N 89° 32' 36" E along said county road southerly right-of-way line 354.52 feet to the East line of the W 1/2 NW 1/4 of said Section 20; thence S 00° 17' 02" W along said East line 1960.78 feet to the SE corner of the N 1/2 SW 1/4 NW 1/4 of said Section 20; thence S 89° 53' 16" W along the South line of said N 1/2 SW 1/4 NW 1/4 1301.58 feet to the point of beginning containing 35.28 acres more or less.

SUBJECT TO: Any and all rights-of-way or easements of record and those apparent on the land.

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 \$20,000.00.

However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which) 0

In construing this deed and where the context so requires, the singular includes the plural.

WITNESS grantor's hand this 4th day of June, 1968.

Charles B. Rice
Lois J. Rice

STATE OF OREGON, County of Klamath ss. Personally appeared the above named CHARLES B. RICE and LOIS J. RICE

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

Before me: Notary Public for Oregon
My commission expires 11-22-69

NOTE—The separator between the symbols 0, 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

Federal Land Bk
135 So 9th St.
City

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

STATE OF OREGON,

County of KLAMATH ss.

I certify that the within instru-
ment was received for record on the
11th day of January, 1969,
at 3:54 o'clock P.M., and recorded
in book M-69 on page 384.
Record of Deeds of said County.

Witness my hand and seal of
County affixed.

Wm D. Milne

County Clerk Title.

B. (Charles) K. Hostman Deputy.

Fee \$1.50