

29000

WARRANTY DEED

VOL 2169 PAGE 505

KNOW ALL MEN BY THESE PRESENTS, That DANIEL POWELL, a single man, hereinafter called the grantor, in consideration of TEN and no/100ths (\$10.00) DOLLARS, to grantor paid by HAROLD W. HARRISON, 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 E $\frac{1}{2}$ NW $\frac{1}{4}$ of Section 31, Township 39 South, Range 8 East of the Willamette Meridian, more particularly described as follows:

Beginning at a point on the East line of the E $\frac{1}{2}$ NW $\frac{1}{4}$ of Said Section 31, said point being southerly a distance of 324 feet from the Northeast corner of the SE $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section 31; thence Northwesterly along the Northeastly line of that tract of land described in deed volume 323, page 376, a distance of 63 feet to the most Northerly corner thereof; thence Southwesterly along the Northwesterly line of said tract of land to the Northerly boundary of the County Road; thence Northwesterly along the County Road boundary a distance of 198 feet; thence Northeastly at right angles to said County Road to the East line of the E $\frac{1}{2}$ NW $\frac{1}{4}$ of said Section 31; thence Southerly along the East line of the E $\frac{1}{2}$ NW $\frac{1}{4}$ of said Section 31 to the point of beginning.

EXCEPTING THAT PORTION described in Warranty Deed recorded May 14, 1964, in Deed Volume 353 at page 50, described as follows:

A tract of land situate in the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 31, Township 39 South, Range 8 East of the Willamette Meridian, and being more particularly described as follows:

Beginning at the iron pipe marking the long established Northwest corner of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 31, Township 39 South, Range 8 East of the Willamette Meridian and running thence S.0°21'40" East along the North and South one-quarter section line 261.5 feet; thence S.44°36'20" West 43.61 feet to the true point of beginning of this

description; thence continuing S.44°36'20" West 309.46 feet to the Northerly right of way of the Clover Creek Road opposite Engineer's Station 12/63.39; thence along said right of way N.46°52' West 19.0 feet; thence N.44°38'20" East 310.19 feet; thence S.44°37' East 18.82 feet more or less to the true point of beginning of this description.

SUBJECT TO: Reservations and restrictions of record, easements and right of way of record and those apparent on the land and to contract and/or liens for irrigation and/or drainage.

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 hereinabove set forth 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.

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

WITNESS grantor's hand and seal this 24 day of August, 1966.

Daniel W. Powell

STATE OF OREGON)
) ss.
County of Klamath)

August 24, 1966.

Personally appeared the above named Daniel Powell, a single man, and acknowledged the foregoing instrument to be his voluntary act and deed.

REPORT ME:

Ed R. Crane
Notary Public for Oregon
My Commission Expires: 8-9-69

507

STATE OF OREGON,
County of Klamath

Filed for record at request of

First Federal Savings And Loan

on the 21st day of January A.D. 19 69

at 8:57 o'clock A. M. and day

recorded in Vol. M-69 of Deeds

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Wm. W. N., County Clerk

By Deputy Deputy

Fee \$4.50