

KNOW ALL MEN BY THESE PRESENTS, That Walter James Eggsman also known as Walter J. Eggsman and Gloverine Eggsman, husband and wife, hereinafter called the grantor, in consideration of four thousand five hundred and no/100 (\$4,500.00) Dollars, to grantor paid by Winifred L. Emmich, 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 piece or parcel of land situate in the E $\frac{1}{2}$ NE $\frac{1}{4}$ of Section 21, Township 34 South, Range 8 East of the Willamette Meridian, in Klamath County, Oregon, and being more particularly described as follows:

That portion of the E $\frac{1}{2}$ NE $\frac{1}{4}$ of Section 21, Township 34 South, Range 8 East of the Willamette Meridian in Klamath County, lying South of the County Road known as "Williamson Road," North of the Sprague River, and West of the following described line:

Beginning at an iron pipe in the existing Southerly right-of-way fence of the "Williamson Road" from which the Section Corner common to Sections 15, 16, 21, and 22, Township 34 South, Range 8 East of the Willamette Meridian, bears North 58° 27 $\frac{1}{2}$ ' East 1162.0 feet distant; thence

South 0° 01' East 1174.9 feet to an iron pipe reference monument; thence

South 0° 01' East 31 feet, more or less to the Northerly low water line of Sprague River; and being subject to all rights-of-way and/or easements of record or apparent on the premises.

Subject to any unpaid taxes.

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 above mentioned 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 as above mentioned.

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

WITNESS grantor's hand this 17th day of March, 1969.

W. J. Eggsman

Gloverine Eggsman

(ORS 93.490)
STATE OF OREGON, County of Klamath:)ss.

March 17th, 1969.

2048

Personally appeared the above named Walter James Eggsman also known as
Walter J. Eggsman and Cloverlie Eggsman, husband and wife and acknow-
ledged the foregoing instrument to be their voluntary act and deed.

Before me:

A. C. Gaden
Notary Public for Oregon
My commission expires May 16, 1971.

(Official Seal)

WARRANTY DEED

Walter James Eggsman,
A.K.A. Walter J. Eggsman
and wife

To
Winifred L. Emmich

After Recording Return to
Winifred L. Emmich,

STATE OF OREGON,)
County of Klamath)ss.

I certify that the with-
in instrument was received
for record on the 21st day
of March, 1969,
at 3:35 o'clock P.M.,
and recorded in book 7767
on page 2047. Record of
Deeds of said County.

Witness my hand and seal
of County affixed.

Wm. D. Palmer
County Clerk--Recorder.

By *Stephen K. Hostman*
Deputy
Lu 1-00