

50413

WARRANTY DEED

VOL. 1162, PAGE 2162

RUSSELL GRIFFITH and LUCILLE GRIFFITH, husband and wife,
hereinafter called grantor, convey to GARY GRIFFITH and KAREN L.
GRIFFITH, husband and wife, all that real property situated in
Klamath County, State of Oregon, described as:

A tract of land in Government Lot 4 of Section 17, Town-
ship 39 South, Range 9 East of the Willamette Meridian of
Klamath County, Oregon, described as follows:

Beginning at a point on the westerly line of the California,
Northeastern Railroad Right of Way and the southerly line of
a private road known as Packing House Road, said road not
being a recorded road; thence Northwestwardly along said un-
recorded road a distance of 198 feet; thence Southwesterly
and parallel to the west line of said railroad a distance of
270 feet; thence Southeastwardly and parallel to the southerly
line of said unrecorded road a distance of 198 feet to the
westerly line of said railroad; thence Northeastwardly along
said railroad a distance of 270 feet to the point of beginning;

AND, an easement for ingress and egress lying Northerly of
the above-described premises, more particularly described as
follows:

Beginning at a point on the westerly line of the California,
Northeastern Railroad Right of Way and the southerly line of
a private road known as Packing House Road, said road not
being a recorded road; thence Northwestwardly along said un-
recorded road a distance of 198 feet; thence Northeastwardly
and parallel to the west line of said railroad a distance of
60 feet; thence Southeastwardly and parallel to the southerly
line of said unrecorded road a distance of 198 feet to the
westerly line of said railroad; thence Southwesterly along
said railroad a distance of 60 feet to the point of beginning;

and covenant that grantor is the owner of the above-described prop-
erty free of all encumbrances except reservations, restrictions,
easements and rights of way of record and those apparent upon the
land; rules, regulations, liens and assessments of water user and
sanitation districts, and will warrant and defend the same against
all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is
Fifty & No/100ths (\$50.00) DOLLARS.

The foregoing recital of consideration is true as I
verily believe.

Dated this 12th day of March, 1969.

Russell Griffith
Lucille Griffith

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STATE OF OREGON) ss.
County of Klamath)

March 12, 1969.

Personally appeared the above-named RUSSELL GRIFFITH and LUCILLE GRIFFITH, husband and wife, and acknowledged the foregoing instrument to be their voluntary act, before me:

Henry L. Shupry
Notary Public for Oregon
My Commission Expires: 16-15-69

STATE OF OREGON,
County of Klamath,
Filed for record at request of
Union American Title Co.
on the 12 day of March, A.D. 1969
at 3:26 o'clock P. M. and G.
Recorded in Vol. 106 of Orders
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Wm D. MILNE, County Clerk
By Charles E. Johnston Deputy
Fee 3.00

Union American Title Co.
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