

31607

WARRANTY DEED

VOL. 1107 PAGE 3608

KNOW ALL MEN BY THESE PRESENTS, That ROBERT W. WEAVER and JOYCE I. WEAVER, husband and wife, hereinafter called the grantor, in consideration of TEN AND NO/100 DOLLARS and other consideration to grantor paid by LARRY GARSKE, herein after 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:

Beginning at a point which lies N. 89 degrees forty-two minutes W. along the section line, 2009.52 feet and South 0 degree 18 minutes West a distance of 20 feet from the iron axle which marks the quarter section corner common to Secs. 7 and 18, Twp. 38 S.R. 9 E.W.M., continuing S. 0 degree 18 minutes W. 387.37 feet; thence S. 89 degrees 42 minutes E. parallel with the section line a distance of 447.1 feet; thence S. 2 degrees 32 minutes W. 784 feet, more or less, to a point on the Northeasterly right of way of the Southern Pacific Railroad; thence following said right of way line of the railroad Northwesterly to a road; thence following said right of way line of the railroad Northwesterly to a point 20 feet South, measured at right angles to the section line between Secs. 7 and 18, said township and range; thence S. 89 degrees 42 minutes E. parallel to and 20 feet Southerly from said Section line a distance of 608.3 feet to the place of beginning.

Also the following described tract of land:
Beginning at an iron pin which is at the Northwest corner of the NE $\frac{1}{4}$ NW $\frac{1}{4}$ of Sec. 18, Twp. 38 S. R. 9 E.W.M. and which is N. 89 degrees 42 minutes W. a distance of 1320 feet from the quarter corner common to Secs. 7 and 18, Twp. and Range aforesaid and running thence S. 2 degrees 32 minutes W. a distance of 407.68 feet to a point; thence N. 89 degrees 42 minutes W. a distance of 633.63 feet to a point; thence N. 0 degree 18 minutes E. a distance of 403.37 feet to a point on the Northsection line of said Sec. 18; thence S. 89 degrees 42 minutes E. a distance of 649.52 feet, to the point of beginning; EXCEPT that portion conveyed to the State of Oregon for highway by deed recorded in Deed Vol. 135 at page 573, Records of Klamath County, Oregon.

Subject to taxes for fiscal year commencing July 1, 1964; acreage and use limitation under provisions of United States Statutes and regulations issued thereunder; contract and/or lien for irrigation and/or drainage; conditions, including the terms and provisions thereof as set forth in instrument recorded April 3, 1908 in Deed Vol. 24 at page 50, Records of Klamath County, Oregon, and to rights of public in and to any portion of said property lying within the limits of roads or highways. Also, SUBJECT to Mortgage in favor of the First National Bank of Oregon and SUBJECT to Contract of Sale, dated September 1, 1964, to Roger Wedner et ux.

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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 stated; 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.

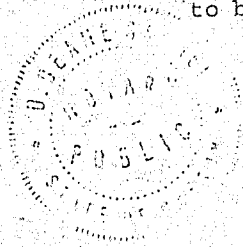
WITNESS grantor's hand and seal this 15th day of July, 1965.

Robert W. Weaver (SEAL)
Joyce I. Weaver (SEAL)

STATE OF OREGON)
: ss.
County of Klamath)

July 15th, 1965

Personally appeared the above named ROBERT W. WEAVER and JOYCE I. WEAVER and acknowledged the foregoing instrument to be their voluntary act and deed.



Before me:

Notary Public
NOTARY PUBLIC FOR OREGON

My Commission expires 1-3-66

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Paul Brown

this 13th day of May, A. D. 1965 at 3:40 o'clock P. M., ss.

duly recorded in Vol. 769, of Dude on Page 2608

Fee \$ 3.00 By William D. Milne Deputy
Wm D. MILNE, County Clerk