

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That LARRY C. WICKS and RUBY LEE WICKS, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by R. A. DAVIS and ESTHER DAVIS, husband and wife, as tenants by the entirety, 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:

PARCEL 1: A parcel of land lying in the NE $\frac{1}{4}$ of Sec. 13, Twp. 39., R. 8 E.W.M. and being a portion of the vacated portions of West Klamath described as follows: Beginning at the Northeast corner of the Southeast Quarter of the Northeast Quarter of said section, thence North 89°39' West 1058.26 feet to the Northeast corner of Lot 6, Block 40 of vacated West Klamath; thence Southeasterly along the easterly line of vacated Lot 6 to the center line of vacated Holliday Drive; thence North 89°34' West along said center line to its intersection with the Easterly line of Third Street; thence Southeasterly along the Easterly line of Third Street to the Southwest corner of Lot 6 Block 28, of vacated West Klamath; thence Northeasterly along the South line of said vacated Lot 6 to the center line of a vacated alley in Block 28; thence Southeasterly along the center line of said vacated alley to its intersection with the Southerly line of Lot 13, Block 28 extended Southwesterly; thence Northeasterly along said Southerly line of Lot 13 to the center line of vacated Second Street; thence Northwesterly along the said center line to its intersection with the Southerly line of Lot 2, Block 31 of vacated West Klamath extended Southwesterly; thence Northeasterly along said Southerly line to the center line of vacated alley in Block 31; thence Southeasterly along said center line to its intersection with the Southerly line of Lot 15 said Block extended Southwesterly; thence Northeasterly along said Southerly line to the center line of vacated First Street; thence Southeasterly along the center line to its intersection with the Southerly line of Lot 6, Block 36 of vacated West Klamath extended Southwesterly; thence Northeasterly along said center line to the Southwest corner of Lot 6 of Block 36 of vacated West Klamath; thence Southeasterly along the Westerly line of Lots 1, 2, 3, 4, 5 and 6 of Block 35 of vacated West Klamath to its intersection with the South line of the Southeast Quarter of the Northeast Quarter of said Section 13; thence East along said Southerly line to the East line of Section 13; thence North to the point of beginning.

EXCLUDED from the above described legal description of Parcel 1 is Lots 1, 2, 3, 4, 5, and 6, Block 35 of West Klamath, now vacated, Klamath County, Oregon.

PARCEL 2: Beginning at a point on the South line of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 13 Township 38 South, Range 8 E.W.M., said point of beginning being the intersection of the Northerly line of Holliday Drive and the Westerly line of Third Street, also known as the Weyerhaeuser County Road; thence South 41°10' East along the Westerly line of said Third Street a distance of 100 feet; thence continuing along the Westerly line of Third Street along the arc of a 321.0 foot radius curve to the right, the long chord of which curve bears South 28°40' East 139.08 feet, a distance of 140.19 feet; thence continuing along the Westerly

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line of Third Street, South 16°10' East a distance of 30 feet to the point of beginning; thence North 89° 30' West a distance of 199.6 feet; thence North 70° 19' West to the Westerly line of vacated Fourth Street; thence Southerly along the Westerly line of said street to the Southeast corner of Lot 33, Block 21 of vacated West Klamath; thence Southeasterly to the Southwest corner of Lot 8, Block 23 of vacated West Klamath; thence Northeasterly along the Southerly line of said lot to the Southeasterly corner of said lot; thence Northwesterly along the Easterly line of Lots 8, 7, 6, 5, 4, 3, 2 and 1 to the Southeasterly corner of Lot 13, Block 22 of vacated West Klamath; thence Northeasterly to the West line of Third Street; thence Northwesterly along said West line to the point of beginning.

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 except for easements and rights of way of record and apparent thereon, 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 \$2,500.00.

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

WITNESS grantor's hand this 30 day of June, 1969.

Larry C. Wicks

Ruby Lee Wicks

STATE OF Oregon)
COUNTY OF Clatsop)

ss.

June 30, 1969

Personally appeared the above named LARRY C. WICKS and RUBY LEE WICKS and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

L. P. Martin
Notary Public for

(SEAL)

My Commission expires: June 30, 1973

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Warranty Deed Page -2- Filed for record at request of R. A. Davis

Return by 2 day of July A.D. 1969 at 10:54 o'clock A.M., and

July recorded in Vol. M 69 of 13 Deeds on Page 5783

fee 3.00

By Wm D. Milne, County Clerk
L. P. Martin, Deputy



Wicks
White Road