

85624

WARRANTY DEED

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8332

ORVAL KEITH MUSGROVE and FERN MARIE MUSGROVE, husband and wife, hereinafter called grantor, conveys to HILTON R. THOMAS, a single man, all that real property situated in Klamath County, State of Oregon, described as:

That portion of the $N\frac{1}{2}NW\frac{1}{4}NE\frac{1}{4}$ of Section 1, Township 39 South, Range 9 E. W. M., Klamath County, Oregon, lying Easterly of the original subdivision of "Winema Gardens" according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon; more particularly described as follows:

Beginning at a two inch by 36 inch galvanized iron pipe with a 3 inch bronze head marking the initial point of this subdivision, said point being located $N89^{\circ}42'00''$ E a distance of 1299.59 feet from the north one-fourth corner of said Section 1; thence $N89^{\circ}42'00''$ E 22.80 feet to the NE corner of the $NW\frac{1}{4}NE\frac{1}{4}$ of said Section 1; thence $S00^{\circ}33'00''$ E along the easterly line of the $NW\frac{1}{4}NE\frac{1}{4}$ of said Section 1 666.52 feet; thence $S89^{\circ}39'15''$ W 723.18 feet to the southeasterly corner of Winema Gardens subdivision; thence along the easterly line of said Winema Gardens the following courses and distances: $N23^{\circ}45'00''$ W 423.55 feet (423.8 feet by record), $N30^{\circ}39'00''$ W 214.49 feet; $N37^{\circ}34'11''$ W 117.40 ($S37^{\circ}08'11''$ E 117.7 feet by record) to a point on the centerline of Shasta Way, said point also being on the north line of the $NW\frac{1}{4}NE\frac{1}{4}$ of said Section 1; thence $N89^{\circ}42'00''$ E along said north line and the said centerline of Shasta Way 1045.49 feet to the point of beginning, containing 13.42 acres, more or less, with bearings based on the north line of the $NW\frac{1}{4}NE\frac{1}{4}$ as $N89^{\circ}42'00''$ E;

and covenant that grantor is the owner of the above described property 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 1969-70 taxes which are now a lien but not yet payable, 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 Ninety-Seven Thousand Five Hundred & No/100ths (\$97,500.00) DOLLARS.

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

Dated this 23 day of September, 1969

Orval Keith Musgrove
Fern Marie Musgrove

8833

STATE OF OREGON)
County of Klamath) ss.
September 23, 1969.

Personally appeared the above-named ORVAL KEITH MUSGROVE and FERN MARIE MUSGROVE, husband and wife, and acknowledged the foregoing instrument to be their voluntary act. Before me:

Geneva L. Shipsey
Notary Public for Oregon
My Commission Expires: 6-15-73



STATE OF OREGON,
County of Klamath,
Filed for record at request of
WILLIAM BRANDENBURG, ATTY
on this 26th day of September A.D. 1969
at 7:23 o'clock P. M. and day
recorded in Vol. M 69 of DEEDS
p. 8332
Wm D. MILNE, County Clerk
By *Raymond Drazil* Deputy
Fee \$3.00

Ret:
to Wm. Brandenburg, atty
276 Main St
K. Falls

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