

MAY 6 9 59 AM 1970

3580

WARRANTY DEED

VOL 1170 PAGE 3580

KNOW ALL MEN BY THESE PRESENTS, That MARSHALL MOON and PATRICIA D. MOON, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JOSEPH P. JONES, 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:

All that portion of Lot 10 in Section 30, Township 38 South, Range 9 East Willamette Meridian, described as follows:

Beginning at a point on the Southerly side of Front Street, Buena Vista Addition to City of Klamath Falls, Oregon, where the lot line common to Lots 3 and 4 in Block 42 of said Buena Vista Addition, if projected across Front Street, would intersect the Southerly line or boundary of Front Street; thence from the point of beginning herein described southerly along the Easterly line of lands heretofore conveyed to C. W. Erickson and Ida M. Erickson, by deed recorded in Vol. 158 at page 384 of Klamath County Deed Records on September 17, 1943, to shore line of Upper Klamath Lake; thence Easterly along said shore line to a point which is 20 feet distant at right angles from the Easterly line of the said lands heretofore conveyed to C. W. Erickson and Ida M. Erickson, projected; thence Northerly and parallel to the Easterly line of said property conveyed to C. W. Erickson and Ida M. Erickson, to the southerly line of Front Street; thence westerly along the southerly line of Front Street, 20 feet, more or less, to the point of beginning,

Subject to easements and rights of way of record and apparent on the land,

But reserving to grantors the right of ingress and egress across said premises conveyed for the purpose of launching boats in and removing boats from the waters of Klamath Lake, provided that grantors in so exercising said right shall not interfere with grantee's right of use and enjoyment of the premises or grantee's right of access to said Klamath Lake.

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 ³⁵⁸¹
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 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 trans-
fer, stated in terms of dollars, is \$500.00.

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

WITNESS grantor's hand this 21st day of April, 1970.

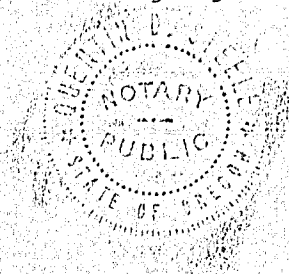
Marshall U. Moon
Patricia D. Moon

STATE OF OREGON)
County of Klamath) ss.

April 21st, 1970.

Personally appeared the above named Marshall Moon
and Patricia D. Moon, husband and wife, and acknowledged the
foregoing instrument to be their voluntary act and deed.

Before me, Quentin A. Stuehl
Notary Public for Oregon
My commission expires 8-27-71



STATE OF OREGON, |
County of Klamath |
Filed for record at request of

Joseph P. Jones
on this 6 day of May A.D. 1970
at 9:50 o'clock A M, and duly
recorded in Vol. 1170 of Deeds
Page 3560

Wm D. MILNE, County Clerk

By Theresa M. Kuntz, Deputy

Fee 3⁰⁰

Warranty Deed
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Ret. Joseph P. Jones.
2530 1/2 Little St.
K. Salters, ev.