

44142

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## WARRANTY DEED

RICHARD S. EMERY and ALLEN EMERY, husband and wife,  
hereinafter called grantors, convey to ALBERT M. GARDNER and  
JOLYNDA ASHE GARDNER, husband and wife, all that real property  
situated in Klamath County, State of Oregon described as:

A parcel of land situated in the S 1/2 SE 1/4 NW 1/4,  
Section 11, Township 39 S., R. 9 E.W.M., more  
particularly described as follows: Beginning at an  
iron pin marking the Southeast corner of the SE 1/4 NW 1/4  
of said Section 11, said point being the Northeast  
corner of "Perry's Addition to Lloyds Tracts"  
Subdivision; thence S. 89°50' West along the South  
line of the S 1/2 SE 1/4 NW 1/4 of said Section 11,  
said line being the North line of "Perry's Addition  
to Lloyds Tracts" Subdivision a distance of 141.90  
feet to an iron pin on the Easterly right of way line  
of Hope Street; thence N. 0°17' East along the  
Easterly line of Hope Street a distance of 470.43  
feet to a point; and the true point of beginning of  
the tract to be hereinafter described, thence N. 89°  
50' East 142.79 feet, more or less, to the East  
line of the S 1/2 SE 1/4 NW 1/4 of said Section 11;  
thence N. 0°23'33" East along the East line of the  
S 1/2 SE 1/4 NW 1/4 of said Section 11, 94.81 feet to  
a point; thence S. 89°54'15" West 142.97 feet, more or  
less to a point on the East line of Hope Street; thence  
S. 0°17' West along the East line of Hope Street 95  
feet to the true point of beginning.

and covenants that grantors are the owners 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 and assessments of water-user districts  
within which the boundaries of the described property is located,  
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 \$15,950.00.

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

Dated this 17th day of August, 1970.

WARRANTY DEED -1-