

KA

44641

VOL. 11 PAGE 7938

KNOW ALL MEN BY THESE PRESENTS, That Kelsey A. Ruland and Stella M. Ruland  
husband and wife,

in consideration of -----, grantors  
-Ten- ----- Dollars,

to them paid by Loren E. Dickerson and Thelma L. Dickerson, husband and wife,

do hereby grant, bargain, sell and convey unto the said grantee.s., their heirs and assigns, all  
the following real property, with the tenements, hereditaments and appurtenances, situated in the County  
of Klamath and State of Oregon, bounded and described as follows, to-wit:

Beginning at a point in the center line of Morning Side Lane, a 40 foot roadway, from which  
the Northwestern corner of the Southwest quarter of the Northwest quarter of Section 21  
Township 39 South, Range 9 E.W.M., bears South 88°50' West along the center line of said  
Morning Side Lane, 955 feet and North 0°10' East along the Westerly boundary of said Section  
21, 858.00 feet; running thence South 0°10' West 475.8 feet, more or less, to a point in the  
Northerly boundary of the right of way of the United States Reclamation Service Project  
#1-N Drain, thence North 88°48' East, along said right of way boundary line 97 feet, thence  
Southeasterly along said right of way boundary line to its intersection with the South line  
of the SW 1/4 of said Section 21, thence North 88°48' East along the Southerly boundary of  
SW 1/4, 368 feet; thence North 0°10' East, 505.2 feet, more or less, to a point in the center  
line of Morning Side Lane; thence South 88°50' West along said centerline 430 feet, more or  
less, to the point of beginning, containing 5.51 acres, more or less, in the South half of  
the Northwest quarter of Section 21, Township 39 South, Range 9 East, Willamette Meridian.

Subject to contracts and/or liens for irrigation and/or drainage and to easements and/or  
rights of way and/or restrictions of record and those apparent on the land, if any.

Subject to 1960-61 taxes not yet payable.  
To Have and to hold the above described and granted premises unto the said grantee.s., their  
heirs and assigns forever.

And they the grantor.s. do covenant that they are lawfully seized in fee simple of the above  
granted premises free from all encumbrances, except as above set forth,

and that they will and their heirs, executors and administrators, shall warrant and forever  
defend the above granted premises, and every part and parcel thereof, against the lawful claims and  
demands of all persons whomsoever.

Witness their hands and seal.s this 21st day of July, 1960.

Kelsey A. Ruland (SEAL)

Stella M. Ruland (SEAL)

(SEAL)

(SEAL)

STATE OF OREGON,

County of Klamath

ss.

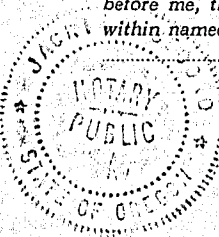
On this 21st day of July, 1960,

before me, the undersigned, a Notary Public in and for said County and State, personally appeared the  
within named Kelsey A. Ruland and Stella M. Ruland, husband and wife,

who are

known to me to be the identical individual.s. described in and who executed the within  
instrument, and acknowledged to me that they executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official  
seal the day and year last above written.



Jackie A. Beal  
Notary Public for Oregon.

My commission expires

My Commission Expires June 23, 1961  
STATE OF OREGON,

County of Klamath

ss.

I certify that the within instru-  
ment was received for record on the  
9th day of September, 1970,  
at 9:40 o'clock AM., and recorded  
in book M.70 on page 7932  
Record of Deeds of said County.

Witness my hand and seal of  
County affixed.

Wm. D. Milne

County Clerk—Recorder.  
By Phyllis R. Butler Deputy.

# WARRANTY DEED

TO

(DON'T USE THIS  
SPACE; RESERVED  
FOR RECORDING  
LABEL IN COUN-  
TIES WHERE  
USED.)

AFTER RECORDING RETURN TO

Mr. & Mrs. Loren B. Dickerson  
Rt. 1, Box 21h  
Madras, Oregon 97741

13

Fee \$1.50

DOCKET NO.