

FORM No. 635—WARRANTY DEED,
1967/80

KNOW ALL MEN BY THESE PRESENTS, That RALPH WILLARD DUNCAN and GENEVA G. DUNCAN, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by HOMER KOERTJE and FRANCES KOERTJE, husband and wife,

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 portion of Lots 13 and 14 of "Homedale" subdivision, a platted portion of Klamath County, being more particularly described as follows:

Beginning at the existing Iron Axle monument marking the most easterly corner of Lot 14 in "Homedale" subdivision, a platted portion of Klamath County; thence S 46°22'20" W along the southeasterly boundary of said Lot 14 - 90.0 feet to a point; thence N 43°21'40" W parallel to and 90.0 feet from the southwesterly boundary of Walton Drive 511.1 feet to a 5/8" aluminum capped iron pin on the easterly boundary of Parcel 2 as recorded in County Survey No. 315; thence N 8°06'40" E along the easterly line of Parcel 2, and as extended, 115.1 feet to a 5/8" aluminum capped iron pin on the southwesterly boundary of Walton Drive; thence S 43°21'40" E along the southwesterly boundary of Walton Drive 582.3 feet, more or less, to the point of beginning; containing 1.13 acres, more or less, and being subject to all rights-of-way and/or easements of record or apparent on the premises; and, further reserving a strip of land 60.0 feet in width parallel to and contiguous with the easterly boundary of the above described parcel for roadway or street purposes.

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 as hereinabove set forth, and also subject to contracts and/or liens for irrigation and/or drainage, and to the regulations, liens and assessments of the South Suburban Sanitary District,

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 \$9,000.00. However, the actual consideration consists of or includes other property or value given or promised which is ~~part of the~~ consideration (indicate which).

In construing this deed and where the context so requires, the singular includes the plural.
WITNESS grantor's hand this 22nd day of December, 1970.

Ralph Willard Duncan
Geneva G. Duncan

STATE OF OREGON, County of Klamath, ss. December 22, 1970.
Personally appeared the above named RALPH WILLARD DUNCAN and GENEVA G. DUNCAN, husband and wife,

and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: *Robert A. Rickett*
Notary Public for Oregon
My commission expires 1/11/71.

NOTE: The sentence between the symbols @, if not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

WARRANTY DEED

TO

AFTER RECORDING RETURN TO

No.

Homer Koertje
Frances Koertje
K.F.O.

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

4

STATE OF OREGON,

County of Klamath, ss.

I certify that the within instrument was received for record on the 12th day of JANUARY, 1971, at 8:53 o'clock A.M., and recorded in book M 71 on page 238. Record of Deeds of said County.

Witness my hand and seal of County affixed.

WM. D. MILNE

COUNTY CLERK Title.

Angel D. Dugan Deputy

FEE \$1.50

STATE
County

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NOTARY