

JAN 19 1 36 PM 1971

48270

VOL. M71 PAGE

464

WARRANTY DEED

DONALD L. STEERS and HAZEL FERN STEERS, husband and wife, hereinafter called grantors, conveys to LOYAL G. GARBODEN and ELIZABETH E. GARBODEN, husband and wife, all that real property situated in Klamath County, State of Oregon, described as:

A parcel of land in Section 32, Township 39 South, Range 10 East of the Willamette Meridian, more particularly described as follows: Beginning at the intersection with the East line of the W 1/2, NW 1/4, NE 1/4 of Section 32, Township 39 South, Range 10 East of the Willamette Meridian and the South right-of-way line of the Hill Road; thence S 89°52' W along the South right-of-way line of the Hill Road 825 feet to the true point of beginning of this description; thence S 89°52' W 409 feet; thence S 0°08' E. 320 feet; thence N 89°52' E 409 feet; thence N 0°08' W 320 feet to the point of beginning.

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 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 Three Thousand and No/100ths (\$3,000.00) DOLLARS.

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

Dated this 14 day of January, 1971.

Donald L. Steers
Hazel Fern Steers

STATE OF OREGON)
County of Klamath) ss.
January 14, 1971.

Personally appeared the above named DONALD L. STEERS and HAZEL FERN STEERS, husband and wife, and acknowledged the foregoing instrument to be their voluntary act. Before me:

William P. Brandsness
Notary Public for Oregon
My Commission expires: 9-15-73

STATE OF OREGON, }
County of Klamath } ss.

Filed for record at request of:
Wm. P. Brandsness

on this 19th day of January A. D., 1971
at 1:36 o'clock P. M. and duly
recorded in Vol. M71 of Deeds
Page 464

WM. D. MILNE, County Clerk

By Capitula Deputy.
Fee \$1.50

WM. P. BRANDSNESS
ATTORNEY AT LAW
KLAMATH FALLS, OREGON 97601

Ret. to Loyal G. Garboden
4/1/79 Summers Son.