

WARRANTY DEED

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498

This Indenture Witnesseth, THAT GLEN J. ERICKSON and JACQUELYN B. ERICKSON,

husband and wife, hereinafter known as grantors for the consideration hereinafter recited, have bargained and sold, and by these presents do grant, bargain, sell and convey unto

NANCY L. SHORT,

her heirs and assigns, the following described premises, situated in Klamath County, Oregon, to-wit:

A portion of the NE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 12, Township 39 South, Range 8 East of the Willamette Meridian, described as follows:

Beginning at a point at the Southwest corner of said NE $\frac{1}{4}$ NE $\frac{1}{4}$; thence East a distance of 30 feet; thence North along the Easterly right of way of a 60 foot road a distance of 165 feet to the true point of beginning; thence continuing North along said Easterly right of way a distance of 495 feet; thence East a distance of 234 feet; thence South parallel to said road right of way a distance of 495 feet more or less to the Northeast corner of property described in Deed Volume 93 at page 130 in Klamath County Deed Records; thence West along the North line of said property described in Deed Volume 93 at page 130 to the point of beginning.

Subject to: Rights of the public in and to any portion of the above described property lying within the limits of roads and highways; Easements and rights of way of record and those apparent on the land, if any.

The true and actual consideration for this transfer is \$ 22,200.00 being

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

TO HAVE AND TO HOLD the said premises with their appurtenances unto the said grantee, her heirs and assigns forever. And the said grantors do hereby covenant to and with the said grantee, her heirs and assigns, that they are the owners in fee simple of said premises; that they are free from all incumbrances, except those above set forth, and that they will warrant and defend the same from all lawful claims whatsoever, except those above set forth.

IN WITNESS WHEREOF, they have hereunto set their hands and seals this 23d day of December, 1970.

(SEAL)

(SEAL)

STATE OF OREGON, County of Klamath ss. December 12, 1971

Personally appeared the above named Glen J. Erickson and Jacquelyn B. Erickson

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

From Office of
GANONG, GANONG & GORDON
First Federal Building
Klamath Falls, Oregon

Before me:

Notary Public for Oregon.

My commission expires 7-2-74

STATE OF OREGON,

County of Klamath ss.

I certify that the within instrument was received for record on the 20th day of January, 1971, at 11:56 o'clock A.M., and recorded in book M71 on page 498. Record of Deeds of said County.

Witness my hand and seal of County affixed.

Wm. D. Milne

By Deputy

Fee \$1.50

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