

WARRANTY DEED.

JUL 25 8 37 AM 1971

KNOW ALL MEN BY THESE PRESENTS, That W. M. RAYMOND and Ruth E. Raymond, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by RONNIE N. GIBSON and ROBERT HARRIS, 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:

Commencing at the Northeast corner of Lot 37, Enterprise Tracts, Klamath County, Oregon; Thence South $0^{\circ} 15' 30''$ East, along the centerline of Avalon Street, 355.75 feet; thence South $56^{\circ} 38' 10''$ East, 36.03 feet to a point on the East Boundary of said street for the true point of beginning; thence South $56^{\circ} 38' 10''$ East, 108.05 feet; thence South $73^{\circ} 31' 10''$ East, 41.51 feet; thence North $79^{\circ} 52'$ East, 103.20 feet; thence North $70^{\circ} 29' 20''$ East, 154.58 feet; thence North $89^{\circ} 25' 40''$ East, 82.78 feet; thence North $1^{\circ} 24' 20''$ West, 31.01 feet; thence North $89^{\circ} 25' 40''$ East, 50.00 feet; thence North 134.58 feet, to the southwesterly boundary of the U.S.R.S. "A" Canal; thence along said canal boundary North $81^{\circ} 17'$ West, 23.93 feet; thence 299.22 feet along the arc of a curve right (which arc has a radius of 433.10 feet and a long chord of North $61^{\circ} 29' 30''$ West, 293.30 feet); thence North $41^{\circ} 42'$ West, 183.35 feet to the southeasterly boundary of Eberlein Avenue; thence along said boundary South $47^{\circ} 54' 30''$ West, 144.93 feet to the east boundary of Avalon Street; thence along said boundary South $0^{\circ} 15' 30''$ East, 348.87 feet to the true point of beginning; containing 3.745 acres, more or less.

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.

Grantor hereby grants to Grantee an easement of ingress and egress from the driveway now existing on Grantor's property to the property described in this deed.

And 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 \$60,000.00.

In construing this deed and where the context so requires, the singular includes the plural.

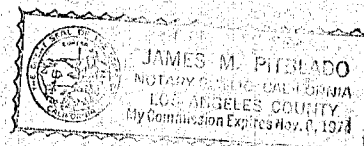
WITNESS grantor's hand this 30th day of December, 1970

W. M. Raymond
Ruth E. Raymond

STATE OF CALIFORNIA)
County of Los Angeles) ss.

Dec 30, 1970

Personally appeared the above named W. M. Raymond and Ruth E. Raymond and acknowledged the foregoing instrument to be their voluntary act and deed.



Before me: James M. Pineda
Notary Public for California
My commission expires _____

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Quentin D. Steele, Attorney at Law

this 25th day of January A. D., 1971 at 9:37 o'clock A. M., and duly recorded in
Vol. M-71 of Deeds on Page 613

Fee 3.00

Return: Blair Henderson, Attorney
296 Main, Klamath Falls, Ore.

By WM. D. MILNE, County Clerk
James M. Knutson