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1 THIS INDENTURE WITNESSETH, that ARTHUR FLAGOR, aka Orville Arthur Flagor,
2 and ALICIA FLAGOR, aka Alicia R. Flagor and aka Alicia A. Flagor, husband and
3 wife, hereinafter known as Grantors, for the consideration hereinafter stated
4 have bargained and sold, and by these presents do grant, bargain, sell and con-
5 vey unto JACK H. PETERSON and SHIRLEY A. PETERSON, husband and wife, Grantees,
6 the following described premises, situated in Klamath County, Oregon, to-wit:

7 PARCEL 1: A tract of land situated in NE $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 10, Town-
8 ship 39 South, Range 9, E. W. M., more particularly described
9 as follows:

10 Beginning at an iron pin which lies North 89°40' East along the 40 line
11 a distance of 780.0 feet and North 1°02' West a distance of 426.8 feet
12 from the iron pin which marks the intersection of 4th Avenue and 4th St.
13 of Altamont Acres, which point of intersection is also the Southwest
14 corner of the NE $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 10, Township 39 South, Range 9,
15 E. W. M., and running thence; North 89°40' East a distance of 216.7 feet
16 to an iron pin which lies on the Westerly right of way line of the U.S.R.S.
17 Drain Ditch; thence North 4°22' West along the said Westerly right of way
18 line of the U.S.R.S. Drain a distance of 107.0 feet to an iron pin;
19 thence South 89°40' West a distance of 210.5 feet to an iron pin; thence
20 South 1°02' East a distance of 106.6 feet more or less to the point of
21 beginning.

22 PARCEL 2: A tract of land situated in the NE $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 10, Town-
23 ship 39 South, Range 9, E. W. M., more particularly described
24 as follows:

25 Beginning at an iron pin on the Westerly right of way line of Summers
26 Lane which lies South 89°40' West a distance of 30.0 feet and North 1°12'
27 West a distance of 545.9 feet from an iron pin in the center of Summers
28 Lane which marks the Southeast corner of the NE $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 10, Town-
29 ship 39 South, Range 9, E. W. M. and running thence; Continuing North
30 1°12' West along the Westerly right of way line of Summers Lane a dis-
31 tance of 70.5 feet to an iron pin; thence South 89°40' West a distance
32 of 242.5 feet to an iron pin which lies on the Easterly right of way
line of the U.S.R.S. Drain; thence South 4°22' East along said Easterly
right of way line of the U.S.R.S. Drain a distance of 70.6 feet to an
iron pin; thence North 89°40' East a distance of 238.6 feet, more or
less, to the point of beginning.

33 PARCEL 3: A tract of land situate in the NE $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 10, Township
34 39 South, Range 9, E. W. M., more particularly described as
35 follows:

36 Beginning at an iron pin which lies North 89°40' East along the 40
37 line a distance of 780.0 feet and North 1°02' West a distance of 533.4
38 feet from the iron pin which marks the intersection of 4th Avenue and
39 4th Street of Altamont Acres, which point of intersection is also the
40 Southwest corner of the NE $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 10, Township 39 South, Range
41 9 E. W. M., and running thence North 89°40' East a distance of 210.5
42 feet to an iron pin which lies on the Westerly right of way line of the
43 U.S.R.S. Drain Ditch, thence North 4°22' West along said Westerly right
44 of way line of the U.S.R.S. Drain ditch a distance of 85 feet to an iron
45 pin; thence continuing North 30°38' West along said right of way line a
46 distance of 382.4 feet to an iron pin which marks the intersection of
47 the Westerly right of way line of the U.S.R.S. Drain and the Southerly
48 line of a 60 foot road; thence South 89°40' West along the Southerly
49 right of way line of the 60 foot road a distance of 16.9 feet to an
50 iron pin which lies on the Easterly right of way line of Derby Street;
51 thence South 1°02' East along the Easterly right of way line of Derby
52

DANONG, DANONG
& GORDON
ATTORNEYS AT LAW
KLAMATH FALLS, ORE.

Warranty Deed - Page 1.

10

1 Street a distance of 415 feet, more or less, to the point of beginning,
2 said tract being in the NE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 10, Township 39 South, Range
3 9 E. W. M.

4 Subject to: Acreage and use limitations under provisions of the United
5 States Statutes and regulations issued thereunder; liens and assessments
6 of Klamath Project and Klamath Irrigation District, and regulations,
7 contracts, easements, and water and irrigation rights in connection
8 therewith; Rules, regulations, liens and assessments of South Suburban
9 Sanitary District; Easement created by instrument, including the terms
10 and provisions thereof, recorded May 13, 1940, in Book 129, page 229
11 Deed Records, in favor of Magdaline Ezell for right of way for irriga-
12 tion purposes over NE $\frac{1}{4}$ of NE $\frac{1}{4}$; Easements and rights of way of record
13 and those apparent on the land, if any.

14 The true and actual consideration paid for this transfer is \$21,750.00.

15 TO HAVE AND TO HOLD the said premises with their appurtenances unto the
16 said Grantees as an estate by the entirety. And the said Grantors do hereby
17 covenant, to and with the said Grantees, and their assigns, that they are the
18 owners in fee simple of said premises; that they are free from all incumbrances,
19 except those above set forth, and that they will warrant and defend the same
20 from all lawful claims whatsoever, except those above set forth.

21 IN WITNESS WHEREOF, they have hereunto set their hands and seals this 10th
22 day of February, 1971.

23 Arthur Flagor (SEAL)
24 Arthur Flagor

25 Alicia Flagor (SEAL)
26 Alicia Flagor

27 STATE OF OREGON)
28 County of Klamath) ss

February 11th, 1971

29 Personally appeared the above named Arthur Flagor (aka Orville Arthur
Flagor) and Alicia Flagor (aka Alicia R. Flagor and aka Alicia A. Flagor)
husband and wife, and acknowledged the foregoing instrument to be their volun-
tary act and deed.

Before me:

Gerald V. Brown
Notary Public for Oregon
My Commission Expires: 11-12-74

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Transamerica Title Company

this 12th day of February A. D., 1971 at 3:49 o'clock P.M., and duly recorded in

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Fee \$3.00

WM. D. MILNE, County Clerk

By Phyllis L. Lister