

REC 26 3 PM 70-

5-199

RE. M/L 1006

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That RALPH L. PARKER, hereinafter called the Grantor, for the consideration hereinafter stated to the grantor paid by DONALD JAMES LEGGET and ELIDA LEGGET, husband and wife, hereinafter called the Grantees, does hereby grant, bargain, sell and convey unto the Grantees, as tenants by the entirety, the heirs of the survivor and their assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

All the following described tracts in Section 7, Township 35 South, Range 7 East of the Willamette Meridian, to-wit:

Beginning at a point on the East line of Government Lot 6, said Section 7, at a point that is 174.80 feet South of the Northeast corner of said Lot 6; thence

South along the East line of said Government Lot 6, and Government Lots 7 & 12 to the Southeast corner of said Government Lot 12; thence

West along the South line of said Government Lot 12, to a point, that is 450.4 feet East of the Southwest corner thereof, said point being the Southeast corner of a tract conveyed to Anderson by Contract recorded February 26, 1963, in Deed Book 343, at page 340; thence

North along said Anderson tract a distance of 660 feet; thence

West along said Anderson tract a distance of 660 feet to the East line of a tract conveyed to Anderson by Contract recorded February 26, 1963, in Deed Book 343 at page 338; thence

North along the East line of said Anderson tract a distance of 452.1 feet to the Northeast corner thereof; thence

West along the North line of said Anderson tract a distance of 449.10 feet to the Southeast corner of a tract conveyed to Harold Sefton by deed recorded March 5, 1963, at Book 343, page 449; thence

North along the East line of said Sefton tract a distance of 138 feet to the Northeast corner thereof; thence

East along the North line of said Sefton tract and the North line of a tract conveyed to Edith Padgett by deed recorded March 4, 1963, in Book 343 at page 447 a distance of 631.30 feet to the Northwest corner of said Padgett tract; thence

South along the West line of said Padgett tract a distance of 138 feet to the Southwest corner thereof; thence

West 30 feet to the West line of Government Lot 8 of said Section 7; thence

North along the West line of Government Lot 8 and 5 of said Section 7, to a point that is South 174.8 feet from the Northwest corner of said Government Lot 5; thence

East parallel to the North line of said Government Lot 5 and 6 to the point of beginning.

RAMIREZ & HOOTS
ATTORNEYS AT LAW
114 WALNUT STREET
KLAMATH FALLS, OR. 97601
TELEPHONE 884-9275

-1-

WARRANTY DEED

R.L.P. 38

in the
singul
the ne
and im
and to
the IN
it has c
to be a

EXCEPTING THEREFROM a tract of land situated in Government Lot 5 in Section 7, Township 35 South, Range 7 East of the Willamette Meridian;

Beginning at the one quarter corner common to Section 6 and 7, Township 35 South, Range 7 East of the Willamette Meridian; thence South along the West line of Lots 2 and 5, 834.8 feet to the point of beginning; thence East parallel with the North line of Section 7, 864.8 feet; thence South 208.7 feet; thence West parallel with the North line of Section 7, 864.8 feet to the West line of Lot 5; thence North 208.7 feet to the point of beginning.

SUBJECT TO: Existing County Road on west side of property of approximately thirty (30) feet.

TO HAVE AND TO HOLD the above described and granted premises unto the said Grantees, as tenants by the entirety, their heirs and assigns forever.

And Grantor hereby covenants to and with Grantees and the heirs of the survivor and their assigns, that Grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances, except as above stated and contracts, liens, assessments, rules and regulations for irrigation, drainage and sewage, and reservations, restrictions, easements, and rights of way of record and those apparent on the land, 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 \$5,021.80.

In construing this deed and where the context so requires, the singular includes the plural, the masculine includes the feminine and the neuter and, generally all grammatical changes shall be made, assumed and implied to make the provisions hereof apply equally to corporations and to individuals.

IN WITNESS WHEREOF, the Grantor has executed this instrument on the 25 day of February, 1971; if the Grantor is a corporation, it has caused its corporate name to be assigned and its corporate seal to be affixed hereunto by its officers duly authorized thereunto by order of its board of directors.

STATE OF OREGON)
County of Klamath) ss.

Personally appeared the above named Ralph L. Parker and acknowledges the foregoing instrument to be his voluntary act and deed.

Before me:

Louise M. Markward
NOTARY PUBLIC FOR OREGON

My Commission Expires: April 1974

STATE OF OREGON; COUNTY OF KLAMATH; ss.

RAMIREZ & HOOTS
ATTORNEYS AT LAW
614 WALNUT STREET
P. O. BOX 368
KLAMATH FALLS, OR. 97601
TELEPHONE 884-9275

-2- Filed for record at request of Transamerica Title Insurance Co.
WARRA this 26th day of February A. D., 1971 at 3:49 o'clock PM., and duly recorded in
Vol. M71, of Deeds on Page 1666

Fee \$3.00

WM. D. MILNE, County Clerk

By Cynthia G. Simpson

together with the ventilating coverings installed in replacement land, and a

to secure the

\$21,500.

I promise

Oregon, at the percent per an

United States at

on or before