

## WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That Zona M. Luke, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Roy L. Stuart and Tomie M. Stuart, husband and wife, 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, State of Oregon, described as follows, to-wit:

Beginning at an iron pin which marks the Southwest corner of Tract 11 of Independence Tracts and running thence South 78°23' East along the Southerly line of said Tract 11, a distance of 89.09 feet to an iron pin thence North 0°13' West a distance of 186.18 feet to an iron pin on the Northerly line of Tract 13, Independence Tracts; thence South 89°58' West along the Northerly line of Tract 13, Independence Tracts, a distance of 87.2 feet to an iron pin which marks the Northwest corner of said Tract 13; thence South 0°13' East along the East line of Tract 10 of Independence Tracts, a distance of 168.6 feet, more or less, to the point of beginning; said tract being a portion of Tracts 11, 12 and 13 of Independence Tracts, and being in the NE 1/4 NE 1/4 of Section 11, Township 39 South, Range 9 East of the Willamette Meridian.

SUBJECT TO: Acreage and use limitations under provisions of the United States Statutes and regulations issued thereunder; liens and assessments of Klamath Project and Enterprise Irrigation District, and regulations, contracts, easements and water and irrigation rights in connection therewith; rules, regulations and assessments of South Suburban Sanitary District; Reservations and restrictions shown on the plat of Independence Tracts; Trust Deed, including the terms and provisions thereof, given by E.H. Edwards and Rettie Edwards, husband and wife, as grantors, to Oregon Title Company of Klamath County, as trustee, for The First National Bank of Oregon, Portland, as beneficiary, dated March 12, 1964, recorded March 13, 1964, in Mortgage Volume 222 page 207, records of Klamath County, Oregon, to secure the payment of \$12,100.00, which trust deed and note grantees agree to assume and pay according to the terms thereof; Reservations and restrictions in deed from E. H. Edwards and Rettie Edwards, husband and wife, to Herbert C. Burrow and E. Burrow, husband and wife, dated May 10, 1967, recorded May 15, 1967, in Volume M-67, page 3580, Microfilm records of Klamath County, Oregon.

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, except as stated above, 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 \$14,165.59. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration.

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

WITNESS grantor's hand this 23rd day of February, 1971.

RICHARD J. SMITH  
ATTORNEY AT LAW  
210 NORTH 4TH STREET  
KLAMATH FALLS, ORE.  
882-6607

64 Zona M. Luke



2020

1 STATE OF OREGON )  
2 County of Klamath ) ss. February 23, 1971

3 Personally appeared the above named Zona M. Luke, and ack-  
4 nowledged the foregoing instrument to be her voluntary act and deed

5 Before me: *Valencia Brown*  
6 NOTARY PUBLIC FOR OREGON  
7 My Commission Expires:  
8 1-22-73  
9

10 STATE OF OREGON, }  
11 County of Klamath } ss.

12 Filed for record at request of:

13 KLAMATH COUNTY TITLE CO

14 on this 9th day of MARCH A. D., 19 71  
15 at 4:28 o'clock P. M. and duly

16 recorded in Vol. M 71 of DEEDS  
17 Page 2019

18 WM. D. MILNE, County Clerk

19 By *Harold Deane*  
20 Fee \$3.00 Deputy.

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25  
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28  
29  
30  
31 Ret.  
32 *Ray L. Stewart*  
*5641 Independence*

RICHARD J. SMITH  
ATTORNEY AT LAW  
210 NORTH 4TH STREET  
KLAMATH FALLS, ORE.  
882-6607

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Together  
To have an

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