

A-20746

## WARRANTY DEED

50410

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This Indenture Witnesseth, THAT Patrick Quinlan and Nora Quinlan, 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

John G. Feldmann,

his heirs and assigns, the following described premises, situated in Klamath County,

Oregon, to-wit: A tract of land situated in the SE $\frac{1}{4}$  of Section 10, Township 39 South, Range 9 E., W.M., more particularly described as follows:

Beginning at a 5/8 inch iron pin marking the Southeast corner of the NE $\frac{1}{4}$  of said Section 10; thence South 01°12'00" East along the East line of the SE $\frac{1}{4}$  of said Section 10 and along the centerline of Summers Lane a distance of 64.41 feet to the true point of beginning of this description; thence South 87°40'20" West a distance of 30.00 feet to a 5/8 inch iron pin on the Westerly right of way line of Summers Lane; thence continuing South 87°40'20" West along an existing fence line a distance of 383.72 feet to a 5/8 inch iron pin on the Easterly right of way line of the USBR Drain Canal; thence South 26°17'00" West along said right of way line a distance of 655.09 feet to a 5/8 inch iron pin; thence North 88°48'00" East at right angles to the East line of the SE $\frac{1}{4}$  of said Section 10 a distance of 415.96 feet to a 5/8 inch iron pin; thence North 01°12'00" West parallel with the East line of the SE $\frac{1}{4}$  of said Section 10 a distance of 100.00 feet to a 5/8 inch iron pin; thence North 88°48'00" East a distance of 270.00 feet to a 1/2 inch iron pin on the Westerly right of way line of Summers Lane; thence continuing North 88°48'00" East a distance of 30.00 feet to the East line of the SE $\frac{1}{4}$  of said Section 10 and the centerline of Summers Lane; thence North 01°12'00" West along said line a distance of 489.34 feet to the true point of beginning of this description.

SAVING AND EXCEPTING therefrom the Easterly 30 feet thereof lying within the right of way of Summers Lane.

SUBJECT TO: Liens and assessments of Klamath Project and Klamath Irrigation District, and regulations, easements, contracts, water and irrigation rights in connection therewith; Rules, regulations, liens and assessments of South Suburban Sanitary District; Easement for roadway, including the terms and provisions thereof, as reserved in deed recorded April 13, 1945, in Deed Vol. 175, page 297, Records of Klamath County, Oregon; Easements and rights of way of record and those apparent on the land.

The true and actual consideration for this transfer is \$ 36,025.00 ~~back~~

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, his heirs and assigns forever. And the said grantors do hereby covenant to and with the said grantee, his 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 29th day of March January, 1971

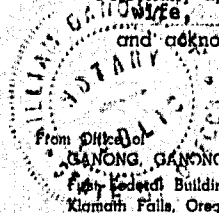
(SEAL) Patrick Quinlan (SEAL)

(SEAL) Nora Quinlan (SEAL)

STATE OF OREGON, County of Klamath, ss. April 2, 1971

Personally appeared the above named Patrick Quinlan and Nora Quinlan, husband and

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



Before me,

Notary Public for Oregon  
My commission expires

STATE OF OREGON,

County of Klamath, ss.

I certify that the within instrument was received for record on the 7th day of APRIL, 1971, at 4:20 o'clock P.M., and recorded in book 171 on page 2947. Record of Deeds of said County.

Witness my hand and seal of County affixed.

WM. D. MILNE

By Hazel Drager County Clerk-Recorder  
Deputy

FEE \$1.50

Return

Klamath County Title Co.

P.O. Box 151

Klamath Falls, Oregon

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