

50428

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## WARRANTY DEED

R. L. CLOWER and IRENE M. CLOWER, husband and wife, hereinafter called grantor, conveys to ADOLPH FELIX and MARY E. FELIX, husband and wife, all that real property situated in Klamath County, State of Oregon, described as:

A parcel of land situate in the NE1/4 of Section 15, T 39 S, R 9 E, W.M. Klamath County, Oregon being more particularly described as follows:

Commencing at the northeast corner of Section 15, T 39 S, R 9 E, W.M. Klamath County, Oregon; thence S 00° 10' 00" E, along the east line of said section 15; a distance of 460.40 feet; thence N 88° 39' 00" W, 30.00 feet to the POINT OF BEGINNING for this description; thence continuing N 88° 39' 00" W, 177.40 feet; thence S 00° 10' 00" E, 75.00 feet; thence S 88° 39' 00" E, 177.40 feet; thence N 00° 10' 00" W, 75.00 feet to the point of beginning.

TOGETHER WITH: An easement for the purpose of egress and ingress over and across the following described parcel: Commencing at the Northeast corner of said Section 15; thence S 00° 10' E, 535.40 feet; thence N 88° 39' 00" W, 30.00 feet to the POINT OF BEGINNING for this description thence continuing N 88° 39' 00" W, 177.40 feet; thence S 00° 10' 00" E, 20.00 feet; thence S 88° 39' 00" E, 177.40 feet; thence N 00° 10' 00" W, 20.00 feet to the point of beginning.

and covenants that grantor is the owner of the above-described property free of all encumbrances except reservations, restrictions, easements and rights of way of record and those apparent upon the land; rules, regulations, liens and assessments of water user and sanitation districts; and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is Eleven Thousand Five Hundred and No/100ths (\$11,500.00) DOLLARS.

The foregoing recital of consideration is true as I verily believe.

DATED this 20 day of December, 1969.

R. L. Clower  
Irene M. Clower

STATE OF OREGON  
County of Klamath

December 20, 1969.

Personally appeared the above named R. L. CLOWER and IRENE M. CLOWER, husband and wife, and acknowledged the foregoing instrument to be their voluntary act. Before me:

Sidney F. Tucker  
Notary Public for Oregon  
My Commission expires: April 4, 1973

STATE OF OREGON; COUNTY OF KLAMATH: ss.

Filed for record at request of TUCKER REAL ESTATE

this 8th day of APRIL A.D. 1971 at 1:50 o'clock P.M. and duly recorded in

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Fee \$1.50

WM. D. MILNE, County Clerk  
By Hazel Brazil