

50429

WARRANTY DEED

VOL. 71 PAGE 2990

ADOLPH FELIX and MARY E. FELIX, husband and wife, hereinafter called grantor, conveys to CLIFFORD H. MACY and LOIS E. MACY, husband and wife, all that real property situate in the County of Klamath, State of Oregon, described as:

A parcel of land situate in the NE 1/4 of Section 15, Township 39 South, Range 9 East of the Willamette Meridian, being more particularly described as follows: Commencing at the North-east corner of Section 15, Township 39 South, Range 9 East of the W.M.; thence South 00°10'00" East along the East line of said Section 15, a distance of 460.40 feet; thence North 88°39'00" West 30.00 feet to the POINT OF BEGINNING for this description; thence continuing North 88°39'00" West 177.40 feet; thence South 00°10'00" East 75.00 feet; thence South 88°39'00" East 177.40 feet; thence North 00°10'00" West 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 NE corner of said Section 15; thence South 00°10'00" East, 535.40 feet; thence North 88°39'00" West 30.00 feet to the POINT OF BEGINNING for this description; thence continuing north 88°39'00" West 177.40 feet; thence South 00°10'00" East 20.00 feet; thence South 88°39'00" West 177.40 feet; thence North 00°10'00" West 20.00 feet to the beginning.

and covenant 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 Nine Thousand Six Hundred Twenty Eight & 58/100ths (\$9,628.58) DOLLARS.

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

Dated this 5 day of February, 1971.

Adolph Felix
Mary E. Felix

STATE OF OREGON)
County of Klamath) ss.

February 5, 1971.

Personally appeared the above named ADOLPH FELIX and MARY E. FELIX, 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 9, 1973

STATE OF OREGON, COUNTY OF KLAMATH: ss.

WM. P. BRA
ATTORNEY
KLAMATH FALLS, OREGON
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
Vol. M 71 of DEEDS on Page 2990

Fee \$1.50

WM. D. MILNE, County Clerk
By *Abdul Drazil*