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VOL. 171 PAGE 425

WARRANTY DEED

1
2 THIS INDENTURE WITNESSETH, that J. VANCE SHEPARD and JANE C. SHEPARD,
3 husband and wife, hereinafter known as Grantors, for the consideration
4 hereinafter stated, have bargained and sold, and by these presents do
5 grant, bargain, sell and convey unto HAROLD L. JENSEN and EILEEN C. JENSEN,
6 husband and wife, Grantees, the following described premises, situated in
7 Klamath County, Oregon, to-wit:

8 A portion of the SW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 12, Township 39 South, Range 9 East
9 of the Willamette Meridian, more particularly described as follows:

10 Beginning at the Southeast corner of Kennicott Country Estates, a
11 subdivision in Klamath County, which point is on the South boundary
12 of the SW $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section 12, and which point of beginning is
13 South 89°47' East 580 feet from the one-quarter corner common to
14 Sections 11 and 12 of said Township and Range; thence North along
15 the Easterly boundary of Ogden Street in said subdivision, a distance
16 of 777.54 feet, more or less, to the Southerly boundary of Denver
17 Avenue of said subdivision; thence Northeasterly along the arc of a
18 curve to the left, the radius of which curve is 359.26 feet, and
19 which curve marks the Southerly boundary of said Denver Avenue, and
20 the long chord of which curve bears North 69°11' East 172.0 feet;
21 thence South 837.51 feet, more or less, to the South boundary of the
22 SW $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section 12; thence North 89°47' West 161 feet, more
23 or less, to the point of beginning.

24 TOGETHER WITH the vacated portion of Ogden Street lying in the SW $\frac{1}{4}$ NW $\frac{1}{4}$
25 of Section 12, Township 39 South, Range 9 East of the Willamette
26 Meridian, more particularly described as follows:

27 Commencing at the intersection of the South line of Denver Avenue
28 and the center line of vacated Ogden Street as shown on the plat
29 and dedication of Grace Park, a duly recorded plat; thence South
30 along the center line of said vacated Ogden Street to the South
31 line of said SW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 12; thence East 25 feet to a point;
32 thence North 777.54 feet to the South line of said Denver Avenue;
thence West along the South line of said Denver Avenue to the point
of beginning.

33 ALSO INCLUDING a tract of land situated in the NW $\frac{1}{4}$ of Section 12,
34 Township 39 South, Range 9 East of the Willamette Meridian, as follows:

35 Beginning at the Northeast corner of Grace Park as shown on the duly
36 recorded plat thereof; thence South 23°18'30" West along the Easterly
37 line of Oxbow Street a distance of 284.48 feet; thence on the arc of
38 a 16° curve to the right (central angle is 32°08'04") a distance
39 of 200.84 feet to the Northeast corner of that tract deeded to Shepard
40 and described in Deed Volume 355, page 104; thence South along the
41 East line of said Shepard Tract a distance of 228.00 feet to the
42 true point of beginning; thence South 43°37'19" East a distance of
43 59.90 feet to a point on the arc of a curve (central angle is 16°47'10"
44 and radius is 230 feet); thence Southwesterly along the arc of said
45 curve to the left a distance of 67.38 feet to the East line of said
46 Shepard tract; thence North along the East line of said Shepard tract
47 a distance of 96.28 feet to the true point of beginning.

48 EXCEPTING THEREFROM a tract of land situated in the SW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section

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action
GANDONG, GANDONG
& GORDON
ATTORNEYS AT LAW
KLAMATH FALLS, ORE.

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12, Township 39 South, Range 9 East of the Willamette Meridian, more particularly described as follows:

Beginning at a 1/2 inch iron pin on the East line of Kennicott Country Estates subdivision and on the center line of vacated Ogden Street, said point being North 89°47' East 550.00 feet and North 641.00 feet from the West one-fourth corner of said Section 12; thence North along the center line of said vacated Ogden Street 135.74 feet to a point on a 358.10 foot radius curve to the left (R-359.26 feet by D.V. 355, page 104), said point also being on the Southerly right of way line of Denver Avenue; thence Easterly along the arc of said curve and the Southerly right of way line of Denver Avenue 197.25 feet, more or less; thence South 200.00 feet, more or less; thence West 185.22 feet to the point of beginning.

SUBJECT TO: (1) 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. (2) Regulations, contracts, liens, assessments and laws relating to the South Suburban Sanitary District.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$7,000.00.

TO HAVE AND TO HOLD the said premises with their appurtenances unto the said Grantees as an estate by the entirety. And the said Grantors do hereby covenant to and with the said Grantees, and their assigns, that they are the owners in fee simple of said premises; that they are free from all encumbrances, except those above set forth, and that they will warrant and defend the same from all lawful claims whatsoever, except those above set forth.

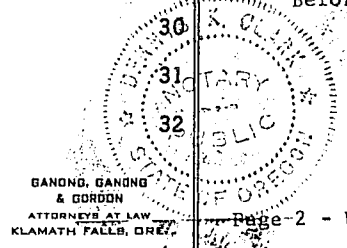
IN WITNESS WHEREOF, they have hereunto set their hands and seals this 26th day of February, 1970.

J. Vance Shepard (SEAL)
Jane C. Shepard (SEAL)

STATE OF OREGON)
County of Multnomah) ss. *March 7*, 1970.

Personally appeared J. VANCE SHEPARD and JANE C. SHEPARD, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.
Before me:

Christine Clark
NOTARY PUBLIC FOR OREGON
My Commission expires: *Aug 21, 1973*



Page-2 - WARRANTY DEED.

STATE OF OREGON; COUNTY OF KLAMATH; ss.
Filed for record at request of TRANSAMERICA TITLE INSURANCE CO
this 11th day of MAY A.D., 1971 at 3:57 o'clock P.M., and duly recorded in
Vol. M.71, of DEEDS on Page 4256
FEE \$3.00
WM. D. MILNE, County Clerk
By *J. Hazel Dugan*