

28-603 51676

m/ 4357

WARRANTY DEED

VERNON H. GAUTHIER and JOSEPHINE GAUTHIER, husband and wife, hereinafter called grantors, convey to JUANITA BUCKLEY MILLER, all that real property situate in the County of Klamath, State of Oregon, described as follows:

Beginning at a point in the E 1/2 W 1/2 W 1/2 SE 1/4 NW 1/4 of Section 2, Township 39 South, Range 9 East of the Willamette Meridian, which is North 88°57' East 195 feet; thence North 0° 35' West 439.78 feet from the Southwest corner of the SE 1/4 NW 1/4 of said Section 2; thence North 0°35' West, parallel with the West line of said SE 1/4 NW 1/4 a distance of 75 feet; thence North 89°45' East 135 feet to the East line of said E 1/2 W 1/2 W 1/2 SE 1/4 NW 1/4 of Section 2, thence South 0° 35' East along said East line a distance of 75 feet; thence South 89°45' West 135 feet to the point of beginning, being SE 1/4 NW 1/4 of Section 2, Twp. 39 S., Rge. 9 East, W.M.

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;

SUBJECT TO: A certain Mortgage, including the terms and provisions thereof, dated September 20, 1968, recorded September 23, 1968, in M-68 at page 8605, given to secure payment of \$17,500.00, with interest thereon and such future advances as may be provided therein, executed by Vernon H. Gauthier and Josephine Gauthier, husband and wife, to First Federal Savings and Loan Association of Klamath Falls, A federal corporation, which mortgage Grantees herein expressly assume and agree to pay.

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 Twenty Six Thousand Five Hundred and No/100ths (\$26,500.00) DOLLARS.

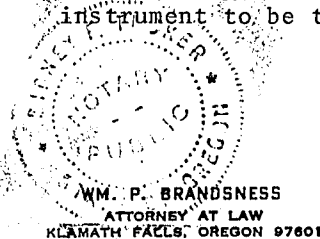
The foregoing recital of consideration is true as I verily believe.

Dated this 12 day of May, 1971.

STATE OF OREGON)
County of Klamath) ss.

May 12, 1971.

Personally appeared the above named VERNON H. GAUTHIER and JOSEPHINE GAUTHIER, husband and wife, and acknowledged the foregoing instrument to be their voluntary act. Before me:



Libby F. Tucker
Notary Public for Oregon
My Commission expires: April 9, 1973

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of TRANSAMERICA TITLE INSURANCE CO

this 13th day of May A. D., 1971 at 11:55 o'clock A.M., and duly recorded in Vol. M 71, of DEEDS on Page 4357

Fee \$1.50

21 WM. D. MILNE, County Clerk
By Hazel Drayton