

June 24 9:21, 1971

53770

Vol. 1171 PAGE 8228

1 THIS INDENTURE WITNESSETH, that JEROME FRANCIS LA COMB and JANET ANN LA COMB,
2 husband and wife, hereinafter known as Grantors, for the consideration herein-
3 after recited, have bargained and sold, and by these presents do grant, bargain,
4 sell and convey unto HILTON R. THOMAS, his heirs and assigns, the following
5 described premises, situated in Klamath County, Oregon, to-wit:

6 (15) A parcel of land lying within the bounds of that tract of property recorded
7 (8) in Volume 222 at page 301 of Deed Records of Klamath County described
8 therein as being a portion of the SE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 28, Township 39 South,
9 Range 8 East of the Willamette Meridian, said parcel of land being more
10 particularly described as follows:

11 Beginning at the Northwest corner of above said tract of real property,
12 which corner is described as bearing East along the Section line 2074.11
13 feet and North 25°22' West 761.0 feet from the Section quarter corner of
14 said Section 28 and which corner is also described as being on the South-
15 erly right of way boundary of the Klamath Falls-Ashland Highway; thence
16 North 67°02 $\frac{1}{2}$ ' East along said right of way boundary 418.00 feet to the
17 common boundary of those tracts of land recorded in Micro-film M-67 at
18 pages 3540 and 6497 of Deed Records of Klamath County, Oregon; thence
19 South 25°22' East along said common boundary 275.21 feet to the most
20 Southwesterly corner of that tract of land recorded in M-67 at page 6497,
21 Deed Records aforesaid which corner is the true point of beginning of
22 this description; thence continuing South 25°22' East along the East
23 boundary of that tract of land recorded in M-67 at page 3540 of Deed
24 Records, a distance of 514.89 feet more or less to a one-half inch iron
25 pipe on the Northerly right of way boundary of Weyerhaeuser Road;
26 thence North 55°41' East along same 200 feet to the Westerly right of
27 way line of the existing county road; thence North parallel to the sec-
28 tion line along the Westerly line of the county road a distance of 40
29 feet more or less to a point; thence North 35°13' West along same 400
30 feet more or less to the Southeast corner of that tract of land recorded
31 in M-67 at page 6497 Deed Records aforesaid; thence South 47°20' West
32 along the South boundary of said tract 190.64 feet to the true point
of beginning.

21 SUBJECT TO: Reservations and conditions imposed by statutes, govern-
22 mental rules and regulations and all contracts with the United States of
23 America and/or the Emmitt District Improvement Company and the following;
24 All proceedings, taxes and assessments for the drainage, irrigation and/or
25 reclamation of said lands; also all rights of way for roads, ditches,
26 canals and conduits; and all water rights; Right of Way for electrical
27 transmission deeded to The California Oregon Power Company by deed
28 recorded July 12, 1926 in Deed Volume 72 at page 102 (affects a portion
29 of said land)

25 The true and actual consideration for this transfer is \$2750⁰⁰.

27 TO HAVE AND TO HOLD the said premises with their appurtenances unto the said
28 Grantee, his heirs and assigns forever. And the said Grantors do hereby cove-
29 nant to and with the said Grantee, his heirs and assigns, that they are the
30 owners in fee simple of said premises; that they are free from all incumbrances,
31 except those above set forth, and that they will warrant and defend the same
32 from all lawful claims whatsoever, except those above set forth.

Warranty Deed - Page 1.

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

6724

IN WITNESS WHEREOF, they have hereunto set their hands and seals this 5th day of May, 1971.

Jerome Francis La Comb (SEAL)
Janet Ann La Comb (SEAL)

STATE OF OREGON)
County of Klamath) SS

May 5, 1971

Personally appeared the within named Jerome Francis La Comb and Janet Ann La Comb, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Wilda Matthews
Notary Public for Oregon

(SEAL)

My Commission Expires: Feb 23 1974

STATE OF OREGON, }
County of Klamath } ss.

Filed for record at request of:
TRANSAMERICA TITLE INSURANCE CO.
on this 29th day of JUNE A. D., 1971
at 9:21 o'clock A.M. and duly
recorded in Vol. M. 71 of DEEDS
Page 6723

WM. D. MILNE, County Clerk

Fee \$3.00 By Hazel Duval Deputy.

Warranty Deed - Page 2.