

June 29 9:21 1971

53775

^{mv}
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1 THIS INDENTURE WITNESSETH, that HILTON R. THOMAS, hereinafter known as
2 Grantor, for the consideration hereinafter stated has bargained and sold, and
3 by these presents do grant, bargain, sell and convey unto VIRGIL CLAYTON BROWN
4 and PATRICIA LEE BROWN, husband and wife, Grantees, the following described
5 premises, situated in Klamath County, Oregon, to-wit:

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

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

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

25 The true and actual consideration for this transfer is \$36,083.00.

26 TO HAVE AND TO HOLD the said premises with their appurtenances unto the
27 said Grantees as an estate by the entirety. And the said Grantor does hereby
28 covenant, to and with the said Grantees, and their assigns, that he is the
29 owner in fee simple of said premises; that they are free from all incumbrances,
30 except those above set forth, and that he will warrant and defend the same
31 from all lawful claims whatsoever, except those above set forth.

32 IN WITNESS WHEREOF, he has hereunto set his hand and seal this 9th day of

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

Warranty Deed - Page 1.

1 June, 1971.

6726

2

Hilton R. Thomas (SEAL)

3 STATE OF OREGON }

SS

4 County of Klamath }

June 9, 1971

5 Personally appeared the above named Hilton R. Thomas and acknowledged the
6 foregoing instrument to be his voluntary act and deed.

7

Before me:

8

Willa Matthews
Notary Public for Oregon
My Commission Expires: 7.23.1974

(SEAL)

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STATE OF OREGON, }
County of Klamath } ss.

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Filed for record at request of:
TRANSAMERICA TITLE INSURANCE CO
on this 29th day of JUNE A. D., 19 71
at 9:21 o'clock A. M. and duly
recorded in Vol. M. 71 of DEEDS
Page 6725

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WM. D. MILNE, County Clerk

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Fee \$3.00 By Hazel Drayton Deputy.

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Warranty Deed - Page 2.