

58076

Vol. <sup>m</sup> 71 Page 11593

## WARRANTY DEED

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NOV 5 3 45 PM 1958

KNOW ALL MEN BY THESE PRESENTS, That ROBERT EARL GARRISON, hereinafter called Grantor, for the consideration hereinafter stated, to Grantor paid by GLEN W. SPICER and DARLENE M. SPICER, husband and wife, hereinafter called Grantees, does hereby grant, bargain, sell and convey unto the said Grantees and Grantees' heirs, successors and assigns, that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

A parcel of property located in the SW $\frac{1}{4}$  NW $\frac{1}{4}$  Section 10, T. 39 S, R 10 E., W.M., more particularly described as follows:

Beginning at the Northeast corner of the SW $\frac{1}{4}$  NW $\frac{1}{4}$  of Section 10, Township 39 South, Range 10 East, W.M.; thence South, along the East line of said SW $\frac{1}{4}$  NW $\frac{1}{4}$ , 702.87 feet; thence West 283.62 feet to a point which is located East 180.00 feet and South 59.52 feet from the Southeast corner of a parcel described in Deed Volume M69-9174 and recorded at the County Clerks office, Klamath Falls, Oregon; thence North 668.53 feet; thence West 528.03 feet; thence N 28° 22' 10" W., 39.03 feet to a point on the North line of said SW $\frac{1}{4}$  NW $\frac{1}{4}$ ; thence East, along said North line, 830.20 feet more or less to the point of beginning. Containing 5.00 acres, more or less.

## SUBJECT TO:

1. Reservations, restrictions, rights of way and easements of record and those apparent on the land;
2. Right of way for transmission line, including the terms and provisions thereof, given by Norman E. House and Mary L. House, husband and wife, to the California Oregon Power Company, a California corporation, dated July 19, 1958, recorded July 23, 1958, Deed Volume 301, page 220, Records of Klamath County, Oregon;

WARRANTY DEED, PAGE ONE.

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FORM No. 693-WARRANTY  
1967

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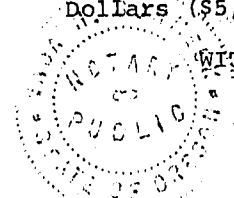
3. Right of way for transmission line, including the terms and provisions thereof, given by Norman E. House and Mary L. House, husband and wife, to the California Oregon Power Company, a California corporation, dated June 17, 1960, recorded June 21, 1960, Deed Volume 322, page 167, Records of Klamath County, Oregon;

4. Right of way for roadway, including the terms and provisions thereof, given by Robert E. Garrison, Trustee, to Clifton E. Yates and Wanda L. Yates, husband and wife, dated August 29, 1968, recorded September 4, 1968, Deed Volume M-68, page 8003, Microfilm Records of Klamath County, Oregon. Covers existing roadway over W 1/2 NW 1/4 of Section 10.

TO HAVE AND TO HOLD the same unto the said Grantees and Grantees' heirs, successors and assigns forever.

And said Grantor hereby covenants to and with said Grantees and Grantees' heirs, successors and assigns, that Grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances, except as herein set forth, and that Grantor will warrant and forever defend the above granted premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is the sum of Five Thousand and No/100 Dollars (\$5,000.00).



WITNESS Grantor's hand this 1 day of November, 1971.

Robert E. Garrison

STATE OF OREGON )  
County of Klamath ) ss.

On this 1st day of November, 1971, personally appeared before me, a Notary public in and for said County and State, the within named ROBERT EARL GARRISON and acknowledged the foregoing instrument to be his voluntary act and deed.

BEFORE ME this 1st day of November, 1971.

Vada H. Schmeck  
NOTARY PUBLIC FOR OREGON  
My Commission expires: Feb 24, 1973

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Klamath County Title Co.  
this 5th day of November A. D., 1971 at 3:45 o'clock P. M., and duly recorded in  
Vol. M71, of Deeds on Page 11593  
Fee \$3.00

By WM. D. MILNE, County Clerk  
Cynthia R. [Signature]

FORM No. 632-WARRANTY  
1967  
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