

58077

Vol. 71 Page 11585

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That ROBERT EARL GARRISON, hereinafter called Grantor, for the consideration hereafter stated to Grantor paid by JOHN B. LUNDBERG and SALLY LUNDBERG, 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 a 5/8 inch iron pin marking the Southeast corner of a parcel described in Deed Volume M69-9174 and recorded at the County Clerks office, Klamath Falls, Oregon; thence along the easterly boundary of said described parcel, N 28° 32' 50" W. 161.82 feet; thence N 36° 40' 25" E., 111.29 feet; thence N 28° 22' 10" W., 122.99 feet, to the Northeast corner of said property; thence continuing N 28° 22' 10" W. 306.84 feet; thence East 528.03 feet; thence South 609.01 feet; thence West 180.00 feet 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;

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

BOIVIN & BOIVIN
ATTORNEYS AT LAW
210 BOIVIN BUILDING
KLAMATH FALLS,
OREGON 97601
TELEPHONE 884-8101

WARRANTY DEED, PAGE ONE.

FORM No. 633-WARRANTY DEED
1967

KNOW ALL
MAY 1967

to grantor paid by
does hereby grant
certain real prop
uated in the Co

1967
MAY 1967

STATE
County

On
before me

1 September 4, 1968, Deed Volume M-68, page 8003,
2 Microfilm Records of Klamath County, Oregon.
3 Covers existing roadway over W 1/2 NW 1/4 of
4 Section 10.

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

7 And said Grantor hereby covenants to and with said Grantees
8 and Grantees' heirs, successors and assigns, that Grantor is law-
9 fully seized in fee simple of the above granted premises, free
10 from all encumbrances, except as herein set forth, and that Gran-
11 tor will warrant and forever defend the above granted premises
12 and every part and parcel thereof against the lawful claims and
13 demands of all persons whomsoever, except those claiming under the
14 above described encumbrances.

15 The true and actual consideration paid for this transfer,
16 stated in terms of dollars, is the sum of Four Thousand and no/100
17 Dollars (\$4,000.00).

18 WITNESS Grantor's hand this 11 day of August, 1971.

19 Robert E. Garrison
20 STATE OF OREGON)
21) ss.
22 County of Klamath)

23 On this 11th day of August, 1971, personally appeared
24 before me, a Notary Public in and for said County and State,
25 the within named ROBERT EARL GARRISON and acknowledged the fore-
26 going instrument to be his voluntary act and deed.

27 Theda N. Schmeel
28 NOTARY PUBLIC FOR OREGON
29 My Commission expires: Feb 24, 1973

30 THIS DEED HAS BEEN RE-EXECUTED BY GRANTOR TO CORRECT AN ERROR IN
31 THE LEGAL DESCRIPTION OF THE ORIGINAL DEED RECORDED March 11, 1971
in Volume M-71 page 2120, and re-recorded April 9, 1971, Volume
M-71, page 3060.

BOIV
ATTN
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KLU
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TELEPH

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 11595
WM. D. MILNE, County Clerk
Fee: \$3.00 50 By Cynthia Campbell

FORM No. 633-WARRANTY DEED
1967
KNOW ALL
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to grantor paid by
does hereby gran
certain real prop
uated in the Co
NOV 13 1971