

58432

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WARRANTY DEED *m*
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1 THIS INDENTURE WITNESSETH, that GLADYS E. STIRLING, widow of John Stirling,
2 hereinafter known as Grantor, for the consideration hereinafter stated has bar-
3 gained and sold, and by these presents does grant, bargain, sell and convey
4 unto VIOLA BENNETT, who was formerly Viola Lenox, Grantee, the following described
5 premises, situated in Klamath County, Oregon, to-wit:

6 A parcel of land which is the Westerly 51 feet of Tract 9 and the Easterly
7 30 feet of the vacated road lying adjacent to the West, all in "Emmitt
8 Tracts" subdivision, situated in the NW¹/₄ of Section 7, Twp. 39 S., R.
9 10 E.W.M., Klamath County, Oregon, more particularly described as follows:
10 Beginning at a point on the North line of said Tract 9 which is South
11 88°52' West a distance of 159.00 feet from the Northeast corner of said
12 Tract 9; thence South 88°52' West along the North line of said Tract 9 a
13 distance of 51.00 feet to the Northwest corner thereof; thence South 88°36'
14 West at right angles to the West line of Tract 9 a distance of 30.00 feet
15 to the centerline of the road as vacated; thence South 01°24' East along
16 the centerline of said road a distance of 42.00 feet to the Southerly
17 line of said road; thence South 79°20' East along the Southerly line of
18 said road and along the Southerly line of said Lot 9 a distance of 72.78
19 feet; thence South 41°09' East along the Southerly line of said Lot 9 a
20 distance of 15.34 feet, more or less, to a point that is South 01°24' East
21 from the point of beginning; thence North 01°24' West a distance of 68.57
22 feet to the point of beginning.

23 SUBJECT TO: Acreage and use limitations under United States Statutes and
24 regulations issued thereunder; Liens and assessments of Klamath Project
25 and Enterprise Irrigation District and regulations, contracts, easements
26 and water and irrigation rights in connection therewith; Non-exclusive
27 easements for water pipe line as now installed extending Easterly from
28 the pump and well on said premises to the Westerly 77 feet and to the
29 Westerly 82 feet of the Easterly 159 feet of said Tract 9, Emmitt Tracts,
30 and to the non-exclusive right to the use of said well and pump for domes-
31 tic water supply on said two tracts of land as heretofore expressly granted
32 for the benefit of said two tracts of land, subject to the easements over
the Northerly 16 feet of the premises herein conveyed for ingress and egress
from and to said vacated 30 feet extending from Booth Road Southerly along
the West lines of Lots 5, 8 and 9 of said Emmitt Tracts and said Westerly
77 feet and said Westerly 82 feet of the Easterly 159 feet of said Tract
9, Emmitt Tracts, as heretofore expressly granted for the benefit of said
two tracts; and subject to easements and rights of way of record and those
apparent on the land; Regulations, including levies, assessments, water and
irrigation rights and easements of Klamath Basin Improvement District.
TOGETHER WITH the Rex Trailer which is affixed to and is a part of the
above described premises.

The true and actual consideration for this transfer is \$4,200.00.

TO HAVE AND TO HOLD the said premises with their appurtenances unto the said
grantee, her heirs and assigns forever. And the said grantor does hereby cove-
nant to and with the grantee, her heirs and assigns, that she is the owner in
fee simple of said premises; that they are free from all incumbrances, except
those above set forth and those which may have been incurred by grantee; and

GANONG, GORDON
& BISEMORE
ATTORNEYS AT LAW
520 MAIN STREET
KLAMATH FALLS, ORE.
97601

Warranty Deed - Page 1.

1 that she w
2 except tho
3 IN WIT
4 November,
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6 STATE OF OR
7 County of K
8 Person
9 Stirling, a
10 deed.
11 Before

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GANONG, GORDON
& BISEMORE

Warranty Deed

1 that she will warrant and defend the same from all lawful claims whatsoever;
2 except those above set forth and any suffered or created by grantee.
3 IN WITNESS WHEREOF, she has hereunto set her hand and seal this 4th day of
4 November, 1971.

Gladys E. Stirling
Gladys E. Stirling

5
6 STATE OF OREGON)
7 County of Klamath) SS

November 9, 1971

8 Personally appeared the above named Gladys E. Stirling, widow of John
9 Stirling, and acknowledged the foregoing instrument to be her voluntary act and
deed.

10 Before me:

11 (SEAL)

Sharon R. Lee
Notary Public for Oregon
My Commission Expires: 8-19-75

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16 STATE OF OREGON, }
County of Klamath } ss.

17 Filed for record at request of:
18 TRANSCAMERICA TITLE INSURANCE CO.
19 on this 16th day of NOVEMBER A. D., 19 71
20 at 11:13 o'clock AM, and duly
21 recorded in Vol. 8 71 of DEEDS
22 Page 12009

23 WM. D. MILNE, County Clerk

24 By *Harold Craig* Deputy.
25 Fee \$3.00

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Return to
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HANONG, GORDON
& SISEMORE
ATTORNEYS AT LAW
528 MAIN STREET
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Warranty Deed - Page 2.

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