

DEC 28 10 15 AM 197

WARRANTY DEED

28-1962
KNOW ALL MEN BY THESE PRESENTS, That JOHN D. MOORE and JEAN MOORE, husband and wife, hereinafter called the Grantors, for the consideration hereinafter stated to the Grantors paid by BILLY W. GREEN and SHARON K. GREEN, husband and wife, hereinafter called the Grantees, do hereby grant, bargain, sell and convey unto the Grantees, as tenants by the entirety, the heirs of the survivor and their 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 land situate in the NE $\frac{1}{4}$ of Section 3 Township 41 South, Range 10 East W.M., Klamath County, Oregon being more particularly described as follows:

- 10 Commencing at a railroad spike marking the northwest corner NE $\frac{1}{4}$ of said Section 3; thence S. 00 deg. 17' 30" W. along the north-south center of section line of said Section 3 said line also being the centerline of Merrill Pit Road, a County Road, a distance of 529.26 feet; thence leaving said center of section line N. 77 deg. 45' 58" E., 30.73 feet to a 5/8 inch iron pin at the intersection of the easterly right-of-way line of said Merrill Pit Road with the Southerly right-of-way line of the K.I.D. "C" canal said point being the POINT OF BEGINNING for this description; thence S. 00 deg. 17' 30" W. along said road right-of-way line 686.31 feet to a 5/8 inch iron pin at the intersection of said road right-of-way line with the westerly right-of-way line of the Van Brimmer Ditch Co. canal; thence leaving said road right-of-way line and following said canal right-of-way line in a northerly direction the meander line of which is the following three courses: N. 37 deg. 00' 55" East 335.62 feet, N. 43 deg. 39' 28" E. 609.81 feet, N. 05 deg. 09' 30" E. 25.92 feet to a point where said right-of-way line intersects

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the southerly right-of-way line of said K.I.D. "C" canal; thence following the southerly right-of-way line of said "C" canal the following four courses: N. 89 deg. 36'04" W-395.30 feet to the beginning of a 211.48 feet radius curve to the left; thence along the arc of said curve to the left 57.44 feet (delta=15 deg. 33'41"); thence S. 74 deg. 50'15" W-138.53 feet to the beginning of a curve to right; thence along the arc of said curve to the right 36.95 feet (delta=05 deg. 51'26") to the point of beginning containing 5.04 acres more or less;

SUBJECT TO: (1) easements and rights of way of record or apparent on the land; (2) 1972-73 and subsequent taxes; (3) contract, liens, assessments, regulations, statutes and charges for irrigation or drainage purposes; and (4) agreement with Gulf Oil Company concerning exploration for and development of thermal energy.

To have and to hold the above described and granted premises unto the said grantees, as tenants by the entirety, their heirs and assigns forever.

And grantor hereby covenants to and with grantees and the heirs of the survivor and their assigns, that grantors are lawfully seized in fee simple of the above granted premises, free from all encumbrances, except those above stated, and that Grantors 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 \$4,500.00.

IN WITNESS WHEREOF, the Grantors have executed this instrument on the 17th day of November, 1971.

John D. Moore
John D. Moore

Jean Moore
Jean Moore

STATE OF OREGON)
County of Klamath) ss

November 19, 1971,

Personally appeared the above named John D. Moore and Jean Moore, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Wilson O. Bricker
Notary Public for Oregon
My comm. expires Oct. 29, 1975

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Transamerica Title Ins.Co.

this 28th day of December A.D., 1971, at 10:56 o'clock A.M., and duly recorded in Vol. M71 of Deeds on Page 13597

Fee \$3.00

By *WM. D. MILNE* County Clerk
Carol Ann Abbott

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