

DEC 28 11 51 AM 1967

59861

Vol. 117 Page 13610

1 THIS INDENTURE WITNESSETH, that RAYMOND F. BATTY and J. HARRIET BATTY, hus-
2 band and wife, Grantors, for the consideration hereinafter stated have bargained
3 and sold and by these presents do grant, bargain, sell and convey unto HAROLD M.
4 MALLORY and CHRISTINE W. MALLORY, husband and wife, Grantees, the following
5 described premises, situated in Klamath County, Oregon, to-wit:

6 A tract of land situated in the N $\frac{1}{2}$ SE $\frac{1}{4}$ of Section 9, Twp. 39 S., R. 10,
7 E.W.M., Klamath County, Oregon, more particularly described as follows:

8 Beginning at a point which bears South 00°08' West a distance of 30.0
9 feet and North 89°55' West a distance of 1323.7 feet from the East
10 quarter-corner of Section 9, Twp. 39 S., R. 10, E.W.M., Klamath County,
11 Oregon; thence South 00°08' West a distance of 577.07 feet to the South-
12 west corner of that certain parcel conveyed to Guy S. Troxel, et ux, by
13 Deed Vol. 334, page 261; thence North 89°52' West a distance of 699.10
feet to the Southeast corner of that certain parcel of land described in
Deed to Wm. E. Cunningham, et ux, and recorded in Vol. M65, page 5146,
records of Klamath County, Oregon; thence North 16°45'07" East along the
Easterly line of said parcel, a distance of 601.75 feet to a point;
thence South 89°55' East a distance of 527.0 feet, more or less, to the
Northwest corner of said Troxel parcel and the point of beginning.

14 TOGETHER WITH a non-exclusive easement in and to the existing water supply
15 and well, more particularly described in Agreement dated March 12, 1968
16 and recorded March 20, 1968, in Deed Vol. M68 at page 2187 of Microfilm
17 Records of Klamath County, Oregon, and in and to the mains connecting
said well for the purpose of conducting water for domestic purposes to
the property herein conveyed and every part and parcel thereof as the
same now exists or may hereafter be subdivided.

18 TOGETHER WITH a non-exclusive easement to be appurtenant to and for in-
19 gress and egress to and from the land herein sold and for each and every
20 part and parcel thereof as the same now is or may hereafter be subdivided
21 said easement to include necessary utilities both present and future and
the construction and maintenance of same, said easement being a strip of
land 60 feet in width being 30 feet in width on each side of measured at
right angles to the following described center line, to-wit:

22 Beginning at the 5/8th inch iron pin marking the East one-fourth corner
23 of Section 9, Twp. 39 S., R. 10, E.W.M., Klamath County, Oregon;
24 thence North 89°55' West along the East-West center line of said Section
25 9 a distance of 2088.5 feet, more or less, to the Easterly right-of-way
26 line of the County Road known as the Pine Grove Road.

27 TOGETHER WITH a non-exclusive easement to be appurtenant to and for in-
28 gress and egress to and from the land herein sold and for each and every
29 part and parcel thereof as the same now is or may hereafter be subdivided
30 said easement to include necessary utilities both present and future and
31 the construction and maintenance of same, said easement being a strip of
32 land 60 feet in width and being more particularly described as follows:

Beginning at an iron pin on the East line of Section 9, Twp. 39 S., R.
10, E.W.M., Klamath County, Oregon, which pin is South 00°08' West a dis-
tance of 668.25 feet from the East quarter-corner of said Section 9;
thence North 89°52' West a distance of 2304.5 feet, more or less, to an
iron pin on the Southeast right of way line of the County Road known as
the Pine Grove Road; thence North 24°51' East along said Southeasterly
right of way line of said County Road a distance of 66.1 feet; thence
South 89°52' East a distance of 2276.9 feet to the East boundary of said
Section 9; thence South 00°08' West along said East boundary line to the
point of beginning.

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

Warranty Deed - Page 1.

30

8876 TA28-

THIS TRUS

FORM No. 723-BARG
1967

KNOW

for the con

hereinafte
tenement
of

An
&
Kl

S

16
17
18
19
20
21
22
23

18011
1 SUBJECT TO: Acreage and use limitations under provisions of United
2 States Statutes and regulations issued thereunder, and to easements and
3 rights of way of record and those apparent on the land, if any there may
4 be.
5 The true and actual consideration paid for this transfer, stated in
6 terms of dollars, is \$ 8,130.00.
7 TO HAVE AND TO HOLD the said premises with their appurtenances unto the said
8 grantees as an estate by the entirety. And the said grantors do hereby covenant
9 to and with the said grantees and their assigns that they are the owners in fee
10 simple of said premises; that they are free from all incumbrances, except those
11 above set forth, and that they will warrant and defend the same from all lawful
12 claims whatsoever, except those above set forth.
13 IN WITNESS WHEREOF, They have hereunto set their hands and seals this 30th
14 day of April, 1969.

Raymond F. Batty (SEAL)
Raymond F. Batty
J. Harriet Batty (SEAL)
J. Harriet Batty

15
16 STATE OF OREGON)
17 County of Klamath) SS
18 Personally appeared the above named Raymond F. Batty and J. Harriet Batty,
19 husband and wife, and acknowledged the foregoing instrument to be their volun-
20 tary act and deed.
21 Before me:

William L. Minkelman
Notary Public for Oregon

22 (SEAL)
23 My Commission Expires: February 19, 1973.

24 STATE OF OREGON,)
25 County of Klamath)
26 Filed for record at request of
27 Harrold M. Mallory
28 on this 28th day of December A.D. 19 71
29 at 11:51 o'clock A.M. and duly
30 corded in Vol. M71 of Deeds
31 age 13610
32 Wm D. MILNE, County Clerk
By Raymond F. Batty Deputy
\$3.00

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

Ret to Harold M. Mallory
3447 Hwy 39
K Falls, Oregon
Warranty Deed - Page 2.

8876 TA28-1

THIS TRU
FORM No. 723-8A1
1967
KNO
for the co
hereinaft
tenemen
of
An
&
K