

DEC 29 12 41 PM 1971

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Warranty Deed

This Indenture Witnesseth, That H. M. MALLORY and CHRISTINE MALLORY, husband and wife,

herein called grantors, in consideration of Dollars to them paid, have bargained and sold and by these presents do grant, bargain, sell and convey to HARRY R. WAGGONER, NORMA E. WAGGONER, RAY BYRNES, IRENE BYRNES, ORRIN L. STUEMPGES, SHIRLEY A. STUEMPGES, DORMAN A. TURNER and ARLENE I. TURNER, a joint venture doing business under the assumed name and style of "WASHBURN ENTERPRISES", herein called grantees, their heirs and assigns forever, the following-described premises, situated in Klamath County, State of Oregon:

A tract of land situated in the SW $\frac{1}{4}$ NW $\frac{1}{4}$, Section 10, Township 39 S., R. 9 E.W.M., more particularly described as follows: Beginning at the South-west corner of that certain tract of land conveyed to Fremont Glass & Millwork Co., recorded in Volume M-70, Page 1756, Klamath County Deed Records; thence S. 00°02'15" E. along the Easterly right of way line of Washburn Way a distance of 200.00 feet to a 5/8 inch iron pin on the true point of beginning of this description; thence S. 00°02'15" E. along the Easterly right of way line of Washburn Way a distance of 283.76 feet to a 5/8 inch iron pin; thence S. 89°30'00" E. parallel with the South line of said Fremont Glass & Millwork Co. tract a distance of 175.00 feet to a 5/8 inch iron pin; thence N. 00°02'15" W. parallel with Washburn Way a distance of 283.76 feet to a 5/8 inch iron pin on the South line of that tract of land conveyed to John T. Bowers, et ux, recorded in Volume M-71, Page 4027, Klamath County Deed Records; thence N. 89°30'00" W. along the South line of said Bowers tract a distance of 175.00 feet to the true point of beginning of this description, containing 1.14 acres, more or less.

SUBJECT TO: Contract and/or lien for irrigation and/or drainage; easements, including the terms and provisions thereof, for ditches, canals and pipe lines as reserved in a deed from Western Cities Company to H. M. Mallory, et al, dated August 16, 1948, recorded September 15, 1948, in Volume 225, Page 91, Klamath County Deed Records; rights of the public in and to any portion of said premises lying within the limits of roads and highways; and easements and rights of way of record and those apparent on the land,

together with all tenements, hereditaments and appurtenances hereunto belonging or appertaining, and all estate, right, title and interest in and to the same.

TO HAVE AND TO HOLD said premises unto grantees, their heirs and assigns forever. Said grantors do covenant to and with said grantees, their heirs and assigns, that they are the owners of said premises, being lawfully seized in fee simple thereof; that said premises are free from all encumbrances, except as stated above; and that they and their heirs and representatives will warrant and defend the same from all lawful claims whatsoever.

The true and actual consideration for this transfer is \$2500⁰⁰

IN WITNESS WHEREOF, We have hereunto set our hands this 28th day of December, 1971.

H. M. Mallory
Christine Mallory

H. F. SMITH
Attorney at Law
538 Main Street
Klamath Falls, Oregon

13635

STATE OF OREGON } ss. December 28, 1971.
 County of KLAMATH }

Personally appeared the above-named H. M. MALLORY and CHRISTINE MALLORY, husband and wife, known to me to be the identical persons described as grantors in the within Deed, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:



[Signature]
 NOTARY PUBLIC FOR OREGON
 My commission expires 10/19/75

STATE OF OREGON } ss. _____, 19____
 County of KLAMATH }

Personally appeared _____ who, being first duly sworn did say that _____ he _____ the _____ of _____ and that said Deed was signed in behalf of said corporation by authority of its Board of Directors; and _____ he acknowledged said Deed to be its voluntary act and deed.

Before me:

NOTARY PUBLIC FOR OREGON
 My commission expires _____

Warranty Deed

From

To

Recording Data:

STATE OF OREGON,
 County of Klamath
 Filed for record at request of

Washburn Enterprises

on this 29th day of December A.D. 1971
 at _____ o'clock P.M. and

recorded in Vol. M71 of Deeds

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Wm D. MILNE, County Clerk

By *[Signature]* Deputy

Fee \$3.00 Return to:

Washburn Enterprises
P.O. Box 66
K. Lake

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