

60423

534

JAN 14 3 16 PM 1971

RECORDING REQUESTED BY
Grace Del Conte
WHEN RECORDED MAIL TOName
Street
Address
City &
State
90304
Grace Del Conte
P.O. Box 3432
*Sprague River, Ore 97143*GEORGE ALLEN
11200 EASTWOOD AVE.
INGLEWOOD, CALIF.

(SPACE ABOVE THIS LINE FOR RECORDER'S USE)

DOCUMENTARY TRANSFER TAX \$

SIGNED - PARTY OR AGENT

FIRM NAME

WARRANTY DEED

THIS INDENTURE, made the 9TH (NINTH) day of DECEMBER, 19 71

BETWEEN

, the part Y of the first part,

AND

, the part Y of the second part,

WITNESSETH: That the said part Y of the first part, for and in consideration of the sum of TEN AND NO/100 Dollars,
lawful money of the United States of America, to ME in hand paid by the said part Y of the
second part, the receipt whereof is hereby acknowledged, do ES by these presents, grant, bargain, sell,
convey and confirm, unto the said part Y of the second part, and to HER heirs and
assigns forever, all th certtain lot, piece, or parcel of land situate, lying and being in the
County of KLAMATH and State of
OREGON, and bounded and particularly described as follows, to-wit:

TOGETHER with all and singular the tenements, hereditaments and appurtenances, thereunto belonging, or in
anywise appertaining, and the reversion or reversions, remainder and remainders, rents, issues and profits
thereof.

To HAVE AND TO HOLD, th E same to the said GRACE DEL CONTE AND HER
heirs and assigns forever; and the said first part Y do ES hereby
covenant with the said GRACE DEL CONTE and HER

legal representatives, that the said real estate is free from all incumbrances;
that GEORGE ALLEN have good right and lawful authority to sell the same to the said
GRACE DEL CONTE; and that HE will,
and HIS heirs, executors and administrators shall WARRANT AND DEFEND
the title to said premises against the just and lawful claims and demands of all persons whomsoever.
IN WITNESS WHEREOF, the said part Y of the first part ha S hereunto set HIS hand and
seal the day and year first above written.

X George Allen

STATE OF CALIFORNIA } ss.
County of LOS ANGELES

On DECEMBER 9, 1971, before me, the undersigned, a Notary Public in and for said
State, personally appeared GEORGE ALLEN

known to me to be the person IS subscribed to the within instrument and acknowledged that
HE executed the same.

WITNESS my hand and official seal.

OFFICIAL SEAL
DORA WOODS FRANTZ
NOTARY PUBLIC-CALIFORNIA
PRINCIPAL OFFICE IN
LOS ANGELES COUNTY
My Commission Expires Nov. 17, 1974Notary Public in and for said State.
DORA WOODS FRANTZ

Title Order No.

Mortgage or Loan No.

DEED - WARRANTY
WOLCOTT'S FORM 820-REVISED 8-68This standard form covers most usual problems in the field indicated. Before you sign, read it, fill in all blanks,
and make changes proper to your transaction. Consult a lawyer if you doubt the form's fitness for your purpose.FORM N
1967La...
for the
Claude
hereinaf
mon bu
ing desc
appertainT.S. 3
N2 ofLOT 2, BLOCK
PLAT THEREOF
OREGON, TOGET
TO-WIT:A TRACT OF LAND
SECTION 14, AL
LARLY DESCRIBE

BEGINNING AT A
11, SAID POINT
ONE-FOURTH CORN
THENCE ON THE A
S. 52°17'05" E.
TO THE RIGHT 33
ARC OF A 130-FO
E. 158.13 FEET;
78.84 FEET; THEN
210.79 FEET; THE
129.94 FEET; THE
INTERSECTION WIT
WESTERLY ALONG T
WEST LINE OF THE
SAID WEST LINE TO

SUBJECT TO: CONTR
RIGHTS OF GOVERN
DESCRIBED PROPERTY

EXHIBIT #1

535

LOT 2, BLOCK 1, LONE PINE ON THE SPRAGUE, ACCORDING TO THE DULY RECORDED PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON, TOGETHER WITH AN UNDIVIDED 1/80 INTEREST IN AND TO THE FOLLOWING; TO-WIT:

A TRACT OF LAND SITUATED IN THE SW1/4SE1/4 OF SECTION 11 AND THE NE1/4 OF SECTION 14, ALL IN T. 35 S., R. 9EWM, KLAMATH COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN ON THE WEST LINE OF THE SW1/4SE1/4 OF SAID SECTION 11, SAID POINT BEING N. 0°07'13" W. A DISTANCE OF 71.79 FEET FROM THE SOUTH ONE-FOURTH CORNER OF SAID SECTION 11; THENCE S. 62°56'13" E. 572.55 FEET; THENCE ON THE ARC OF A 130-FOOT RADIUS CURVE TO THE RIGHT 24.17 FEET; THENCE S. 52°17'05" E. 440.74 FEET; THENCE ON THE ARC OF A 130-FOOT RADIUS CURVE TO THE RIGHT 33.42 FEET; THENCE S. 37°33'14" E. 141.09 FEET; THENCE ON THE ARC OF A 130-FOOT RADIUS CURVE TO THE RIGHT 71.41 FEET; THENCE S. 06°04'53" E. 158.13 FEET; THENCE ON THE ARC OF A 70-FOOT RADIUS CURVE TO THE LEFT 78.84 FEET; THENCE S. 71°26'17" E. 279.26 FEET; THENCE S. 72°03'37" E. 210.79 FEET; THENCE ON THE ARC OF A 130-FOOT RADIUS CURVE TO THE RIGHT 129.94 FEET; THENCE S. 14°47'22" E. 269.56 FEET; THENCE S. 30° E. TO THE INTERSECTION WITH THE THREAD OR CENTERLINE OF SPRAGUE RIVER; THENCE NORTH-WESTERLY ALONG THE THREAD OF THE SPRAGUE RIVER TO ITS INTERSECTION WITH THE WEST LINE OF THE SW1/4SE1/4 OF SAID SECTION 11; THENCE S. 0°07'13" E. ALONG SAID WEST LINE TO THE POINT OF BEGINNING.

SUBJECT TO: CONTRACTS AND/OR LIENS FOR IRRIGATION AND/OR DRAINAGE, IF ANY, RIGHTS OF GOVERNMENTAL BODIES, IF ANY, IN AND TO THAT PORTION OF THE ABOVE DESCRIBED PROPERTY LYING BELOW THE HIGH WATER MARK OF SPRAGUE RIVER; EASEMENTS AND RIGHTS OF WAY OF RECORD AND THOSE APPARENT ON THE LAND, IF ANY; RESERVATIONS, RESTRICTIONS AND CONDITIONS SHOWN ON THE PLAT AND IN THE DEDICATION OF LONE PINE ON THE SPRAGUE.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Grace Del Conte

this 14th day of January A. D., 1972 at 3:16 o'clock P.M., and duly recorded in

Vol. M 72, of Deeds on Page 534

Fee \$ 4.00

By WM. D. MILNE, County Clerk
Carol Wheeler

FORM 1
1967

La. for the Claude hereina mon bu ing deso appertai

T.S. N₂ of

TO and the hel the right of And signs, that all encumbr

and that gra against the la encumbrances The tru ©However, th part of the cons the whole In const cludes the fem to make the pr IN WITT Januar corporate seal to

If executed by a corpora affix corporate seal

STATE OF OREGON County of LO Janua Personally appear Hele