

62218

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28-2159  
THIS INDENTURE WITNESSETH, THAT JOE L. KELLER and ROSIE A. KELLER, husband

and wife, Grantors, for the consideration hereafter recited, have bargained and sold and by these presents do grant, bargain, sell and convey unto KLAMATH COUNTY SCHOOL DISTRICT, a County School District, its successors and assigns, the following described premises situated in Klamath County, Oregon, to wit:

A Tract of Land situated in the SW $\frac{1}{4}$  SE $\frac{1}{4}$  of Section 12, Twp. 39, S.R. 9 E.W.M., Klamath County, Oregon, more particularly described as follows:

Beginning at a 5/8 inch iron pin on the intersection of the North right-of-way line of Keller Road and the West line of the SW $\frac{1}{4}$  SE $\frac{1}{4}$  of said Section 12, said point being North 00° 18' 19" West a distance of 44.18 feet from the South one-fourth corner of said Section 12; thence North 00° 18' 19" West along the West line of the SW $\frac{1}{4}$  SE $\frac{1}{4}$  of said Section 12, 820.00 feet to a 5/8 inch iron pin; thence North 89° 41' 05" East parallel with the South line of said Section 12, 574.91 feet to a 5/8 inch iron pin on the West right-of-way line of the Enterprise Irrigation District Canal; thence South 25° 30' 38" East along said canal line 320.86 feet to a 5/8 inch iron pin; thence South 28° 35' 22" East along said canal line 282.08 feet to a 5/8 inch iron pin; thence South 15° 27' 35" East along said canal line 302.50 feet to a 5/8 inch iron pin on the North right-of-way line of the Keller Road; thence North 89° 38' 55" West along the North right-of-way line of the Keller Road 924.35 feet to the point of beginning, ALSO the westerly 20 feet of the Enterprise Irrigation District canal right-of-way which is easterly of and adjacent to the easterly boundary line of the above described property.

The above described Tract of Land contains 15 acres, more or less including, the Westerly 20 feet of the Enterprise Irrigation District canal right-of-way, Bearings are based on the west line of said Section 12 as being North 00° 12' 00" West as shown on the "First Addition to Cypress Villa" subdivision plat.

SUBJECT TO inclusion in the Enterprise Irrigation District and to contract and/or lien for irrigation and/or drainage and to said Enterprise Irrigation District Canal right-of-way.

The true and actual consideration for this transfer is \$30,000.00.

TO HAVE AND TO HOLD the said premises with their appurtenances unto the said Grantee its successors and assigns forever.

The said Grantors do hereby covenant to and with the said Grantee, its successors and assigns that they are the owners in fee simple of said premises, that they are free of all incumbrances, except those above set forth and that they will warrant and defend the same from all lawful claims whatsoever except those above set forth.

IN WITNESS WHEREOF, They have hereunto set their hands this 11 day of February, 1972.  
Marsen

Joe L. Keller

Rosie A. Keller

GANDONG, GORDON  
& EISEMORE  
ATTORNEYS AT LAW  
538 MAIN STREET  
KLAMATH FALLS, ORE.  
97601

Warranty Deed - Page 1.

MAR 17 10 42 AM 1972

FORM No  
1967/50to  
do

MAR 17 3 55 PM 1972

After R  
Klamath  
% William  
538 Main  
K7



1 STATE OF OREGON )  
2 County of Klamath ) ss.

2881

3 On this 16 day of March, 1972, personally appeared the above named  
4 Joe L. Keller and Rosie A. Keller, husband and wife, and acknowledged the fore-  
going instrument to be their voluntary act and deed.

5 Before me:

6 (Seal)

Linda L. Penney  
Notary Public for Oregon

7 My Commission Expires: 1-20-76

8  
9 LINDA L. PENNEY  
10 Notary Public for Oregon  
11 My commission expires 1-20-76

12  
13 STATE OF OREGON,  
14 County of Klamath  
15 Filed for record at request of

16 Transamerica Title Inc. Co.  
17 on this 17 day of March A.D. 1972  
18 at 10:42 o'clock A M. and duly  
19 recorded in Vol. M72 of Deeds  
20 Page 2880  
21 Wm D. MILNE, County Clerk  
22 By Deputy Deputy  
23 Fee \$4.00

24 After Recording Return To:

25 Klamath County School District  
26 % William Ganong, Jr.  
27 538 Main Street  
28 Klamath Falls, Oregon 97601

29  
30  
31  
32  
GANONG, GORDON  
& SISEMORE  
ATTORNEYS AT LAW  
538 MAIN STREET  
KLAMATH FALLS, ORE.  
97601

Warranty Deed - Page 2.