

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that C. V. GOLDEN and GLADYS M. GOLDEN, hereinafter called the Grantor, for the consideration hereinafter stated, to Grantor paid by JOHN W. TYRHOLM, hereinafter called the Grantee, does hereby grant, bargain, sell and convey unto the said Grantee and Grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

EAST PARCEL:

A tract of land situated in the NE 1/4 SW 1/4 of Section 1, T 39 S, R 9 EWM, Klamath County, Oregon, being a portion of that land as described in Deed Volume 160, Page 149, Deed Volume 248, Page 193, and Deed Volume 358, Page 159, Klamath County Deed Records, being more particularly described as follows:

Beginning at a 5/8 inch iron pin on the north line of the NE 1/4 SW 1/4 of said Section 1, said point being N 87°55'21" E 240.30 feet from the 5/8 inch iron pin marking the northwest corner of the NE 1/4 SW 1/4 of said Section 1; thence N 87°55'21" E along the north line of the NE 1/4 SW 1/4 of said Section 1 270.90 feet to a 5/8 inch iron pin; thence S 02°04'39" E at right angles to the north line of the NE 1/4 SW 1/4 of said Section 1 474.66 feet to a 5/8 inch iron pin in a north-south fence line; thence continuing S 02°04'39" E to the northerly right-of-way line of the State Highway as described in said Deed Volume 358, Page 159; thence northwesterly along said right-of-way line to a point that bears S 00°06'12" W from the point of beginning; thence N 00°06'12" E to a 5/8 inch iron pin; thence continuing N 00°06'12" E 240.53 feet to the point of beginning, containing 2.20 acres, more or less.

TO HAVE AND TO HOLD the same unto the said Grantee and Grantee's heirs, successors and assigns forever.

And said Grantor hereby covenants to and with said Grantee and Grantee's heirs, successors and assigns, that Grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances, EXCEPT: As noted of record as of the

APR 19 2 13 PM 1972

date of this deed and those apparent upon the land, if any, as of the date of this deed.

And that Grantor 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 \$40,000.00.

In construing this Deed and where the context so requires, the singular includes the plural.

WITNESS Grantor's hand this 22 day October, 1971.

C. V. Golden
C. V. GOLDEN

Gladys M. Golden
GLADYS M. GOLDEN

STATE OF OREGON)
County of Klamath)

ss.

October 22, 1971.

Personally appeared the above-named C. V. GOLDEN and GLADYS M. GOLDEN and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Notary Public for Oregon
My commission expires: 8-5-75

STATE OF OREGON,
County of Klamath
Filed for record ~~XXXXXX~~

on this 19th day of APRIL A.D. 19 72
at 2:13 o'clock PM, and duly
recorded in Vol. M 72 of DEEDS

Page 1119
By Wm. D. Milne, County Clerk
By Deputy
Fee \$4.00

Return to:
John W. Tyndall
PO Box 548
Klamath Falls, Or
Warranty Deed
Page -2