

63390

WARRANTY DEED

Vol. ^m 7 Page 4269

This Indenture Witnesseth, THAT BUFORD D. CANNON and HAZEL L. CANNON, husband and wife, hereinafter known as grantors for the consideration hereinafter recited, have bargained and sold, and by these presents do grant, bargain, sell and convey unto MAURICE E. BERCOT, his heirs and assigns, the following described premises, situated in Klamath County, Oregon, to-wit:

A parcel of land situated in the N¹/₂SW¹/₄ of Section 11, Township 39 South, Range 9 East of the Willamette Meridian, particularly described as follows:

Beginning at a point marked by an iron pin driven in the ground in the center line of a 60 foot roadway from which the section corner common to Sections 2, 3, 10 and 11, Twp. 39 S., R. 9, E.W.M. bears South 89°44' West along the center line of said roadway 946.9 feet to a point in the West boundary of said Section 11, and North 0°13' West along the section line 1662.5 feet; from said point of beginning, run South 0°07' East 331.80 feet to a point in the South boundary line of said N¹/₂SW^{1/₄ of said Section 11; thence North 89°42' East along said boundary line 67.5 feet; thence North 0°07' West 331.75 feet, more or less, to the center line of the above mentioned 60 foot roadway; thence South 89°44' West along the center line of said roadway 67.5 feet, more or less, to the place of beginning.}

SUBJECT TO: Rules, regulations, liens and assessments of South Suburban Sanitary District; Reservations in deed recorded May 26, 1944, in Vol. 165, page 339, Deed Records of Klamath County, Oregon; Acreage and use limitations under provisions of the United States Statutes and regulations issued thereunder; Liens and assessments of Klamath Project and Klamath Irrigation District, and regulations, contracts, easements, water and irrigation rights in connection therewith.

The true and actual consideration for this transfer is \$ 2,650.00 being

The foregoing recitation of consideration is true as I verily believe.

TO HAVE AND TO HOLD the said premises with their appurtenances unto the said grantee, his heirs and assigns forever. And the said grantors do hereby covenant to and with the said grantee, his heirs and assigns, that they are the owners in fee simple of said premises; that they are free from 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 and seals this 21st day of April, 1972.

(SEAL) Buford D Cannon (SEAL)

(SEAL) Hazel L Cannon (SEAL)

STATE OF OREGON, County of Klamath ss. April 21st 1972

Personally appeared the above named Buford D. Cannon and Hazel L. Cannon, husband and wife,

and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Helen D. Goechner

Notary Public for Oregon.

My commission expires 11/25/72

Filed Office of
CANONG & GORDON
First Federal Building
Klamath Falls, Oregon

Maurice Bercot
1870 Euclid
City

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 21 day of April 1972 at 3:20 o'clock P.M. and recorded in book M 72 on page 4269 Record of Deeds of said County.

Witness my hand and seal of County affixed.

WM. D. MILNE

By Hazel Drager County Clerk—Recorder
Deputy

fee 2.00

APR 21 13 30 PM 1972