

WARRANTY DEED

28-2942

KNOW ALL MEN BY THESE PRESENTS, That RICHARD LOUISIGNONT, herein called the grantor, for the consideration hereinafter stated to the grantor paid by CARL I. SHARP and ALPHA R. SHARP, husband and wife, hereinafter called the grantees, does hereby grant, bargain, sell and convey unto the grantees, as tenants by the entirety, the heirs of the survivor and their assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

A tract of land situated in SE $\frac{1}{4}$ of Section 1, Township 41 South, Range 10 East of the Willamette Meridian, bounded as follows:

Beginning at the iron pin which marks the quarter section corner common to Sections 1 and 12, Township 41 South, Range 10 East of the Willamette Meridian; running thence North 0 deg. 29' West along the quarter line, which line is also the East boundary of Sunshine Tracts, a distance of 674 feet to an iron pin; thence South 89 deg. 51' East a distance of 193.9 feet to a point; thence South 0 deg. 29' East parallel to the above mentioned quarter line a distance of 673.2 feet to a point on the South line of said Section 1 which line is also the center line of the Dalles California Highway; thence North 89 deg. 57' West along said South Section line a distance of 193.9 feet, more or less, to point of beginning. There is reserved from this strip of land 30 feet wide along the Southerly side of this tract which is the right of way of said Dalles California Highway and also reserved is the right of way for irrigation ditch along the Northerly and Westerly sides of said tract.

Subject to: Easements and rights of way of record or apparent on the land; and regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Irrigation District.

To Have and to Hold the above described and granted premises unto the said grantees, as tenants by the entirety, their heirs and assigns forever.

And grantor hereby covenants to and with grantees and the heirs of the survivor and their assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances 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 \$7,000.00.

Dated June 19, 1972.

Richard Louisignont
Richard Louisignont

STATE OF OREGON,)
County of Klamath) ss.

Personally appeared before me the above named Richard Louisignont, and acknowledged the foregoing instrument to be his voluntary act and deed.

Walter O. Bruckner
Notary Public for Oregon
My comm. expires 10/29/75

June 19, 1972.
STATE OF OREGON,)
County of Klamath) ss.

Filed for record at request of:
TRANSAMERICA TITLE INS. CO

on this 23rd day of JUNE A. D., 1972
at 10:40 o'clock A. M. and duly
recorded in Vol. M 72 of DEEDS
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WM. D. MILNE, County Clerk

By *Walter D. Dugan*

Fee 2.20

Deputy

JUN 23 10 40 AM 1972