

WARRANTY DEED

68456

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This Indenture Witnesseth, THAT JOHN E. RICHARDS,

hereinafter known as grantor for the consideration hereinafter recited,
has bargained and sold, and by these presents does grant, bargain, sell and convey unto
OREGON WATER CORPORATION, its successors

~~xxxx~~ and assigns, the following described premises, situated in Klamath County,

Oregon, to-wit: A tract of land situate in the Northwest quarter of the Northwest quarter and Lot 1 of Section 5, Township 39 South, Range 9, E. W. M., and being more particularly described as follows:

Beginning at the intersection of the West line of Lot 1, Sec. 5, Twp. 39 S., R. 9, E.W.M., and the Southwesterly line of that parcel conveyed by Deed Volume 256, page 269, Klamath County Deed Records, from which the Northwest corner of said Sec. 5 bears North 0°41' East 61.76 feet and North 89°27' West 1323.62 feet distant; thence South 21°38' East 25.48 feet; thence South 34°37' East 17.52 feet; thence South 12°15' East 141.43 feet; thence North 77°45' East 60.00 feet; thence South 12°15' East 121.55 feet to the North right of way of Advance Avenue, formerly Adams Avenue, extended Westerly; thence South 89°27' East 26.95 feet to the Westerly line of Sherman Street; thence South 20°03' East along the Westerly line of Sherman Street, 576.56 feet to the Southerly line of Hood Avenue; and the true point of beginning of this description; thence East along the Southerly line of Hood Avenue to a point 100 feet Westerly of the Westerly right of way line of Riverside Street; thence Southeasterly parallel to Riverside Street 100 feet to a point; thence Easterly parallel with the South line of Hood Avenue 100 feet to a point on the Westerly line of Riverside Street; thence Southeasterly along the Westerly line of Riverside Street to the South line of Government Lot 1; thence Westerly along said South line of Government Lot 1 to a point that is South 89°13' East 487.53 feet along the South line of Government Lot 1 from the Southwest corner of said Government Lot 1; thence North 20°03' West 479.96 feet to a point; thence South 89°27' East 42.13 feet, more or less, to the point of beginning.

SUBJECT TO: Taxes for fiscal year commencing July 1, 1972, which are now a lien but not yet payable; Rights of the public in and to any portion of said premises lying within the limits of public roads and highways; Easements and rights of way of record and those apparent on the land; and the consideration for this transfer is \$ 2,000.00 ~~xxxx~~

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, its successors ~~xxxx~~ and assigns forever. And the said grantor does hereby covenant to and with the said grantee, its successors ~~xxxx~~ and assigns, that he is the owner in fee simple of said premises; that they are free from all incumbrances, except those above set forth, and that he will warrant and defend the same from all lawful claims whatsoever, except those above set forth.

IN WITNESS WHEREOF, he has hereunto set his hand and seal
this 18th day of September, 1972

(SEAL)

(SEAL)

(SEAL)

(SEAL)

STATE OF OREGON, County of Klamath

) ss.

September 19, 1972

Personally appeared the above named John E. Richards,

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

Notary Public for Oregon
First Federal Building
Klamath Falls, Oregon

Before me:

Notary Public for Oregon
My commission expires

STATE OF OREGON,

County of Klamath

) ss.

I certify that the within instrument was received for record on the 19 day of September, 1972, at 2:50 o'clock P.M., and recorded in book M 72 on page 10580 Record of Deeds of said County.

Witness my hand and seal of County affixed.

WM. D. MILNE

County Clerk-Recorder

By

Deputy

FEE \$2.00

Rel:
Ore Water Corp
7th & Pine
City
attn: Glen Bowen

SEP 19 2 15 PM 1972