

FORM No. 423-WARRANTY DEED

1667

28-3823

KNOW ALL MEN BY THESE PRESENTS, That

PEARSON, husband and wife,

HARRY E. PEARSON and DOROTHY E.

to grantor paid by
wife

CHARLES W. PHILLIPS and LAURENA E. PHILLIPS, husband and

wife

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, sit-

uated in the County of

Klamath

and State of Oregon, described as follows, to-wit:

A portion of Tract 9, KIELSMEIER ACRE TRACTS, more particularly described as follows: Beginning at a point 30 feet West and 350 feet South of the Northeast corner of the NW 1/4 SE 1/4 of Section 2, Township 39 South, Range 9 E.W.M., said point being on the center line of the U.S. Government Irrigation Ditch and the Westerly line of the County Road; thence running South along the West line of the County Road, 148 feet; thence at right angles West 155 feet; thence North, parallel with the West line of the County Road a distance of 68 feet, more or less, to the center line of the U.S. Government Irrigation Ditch; thence Northeasterly along the center line of said ditch, a distance of 173.6 feet, more or less, to the point of beginning.

SUBJECT TO: 1968-69 real property taxes and all future taxes and assessments; acreage and use limitations under provisions of the United States Statutes and regulations issued thereunder. Contracts, liens, assessments, rules and regulations for irrigation, drainage and sewage, and reservations, restrictions, easements and rights of way of record, and those apparent on the land; interest of the United States of America in and to that portion lying within the irrigation ditch.

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 above set forth

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 \$ 9,950.00

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

WITNESS grantor's hand this 26 day of

August

19 68

Harry E. Pearson
Dorothy E. Pearson

STATE OF OREGON, County of Klamath, ss. August 26, 19 68

Personally appeared the above named HARRY E. PEARSON and DOROTHY E. PEARSON,

husband and wife,

and acknowledged the foregoing instrument to be

their

voluntary act and deed.

Before me:

Notary Public for Oregon

My commission expires 12-27-71

(OFFICIAL SEAL)

NOTE: The sentence between the symbols (), if not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

WARRANTY DEED

Harry E. Pearson

et ux

TO

Charles W. Phillips

et ux

AFTER RECORDING RETURN TO

No.

to S. Natl Bk
PO Box 789
City 97601

(DON'T USE THIS
SPACE, RESERVED
FOR RECORDING
LABEL IN COUN-
TIES WHERE
USED.)

FEE \$ 2.00

STATE OF OREGON,

ss.

County of KLAMATH

I certify that the within instru-
ment was received for record on the
20th day of NOVEMBER, 19 72,
at 11:03 o'clock ^{PM} M., and recorded
in book M 72 on page 13410

Record of Deeds of said County.

Witness my hand and seal of

County affixed.

WM. D. MILNE

COUNTY CLERK

Title.

By *Hazel Maguire* Deputy.

633