

A-22199

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WARRANTY DEED

Vol. <sup>m</sup> 72 Page 13690

DATED: November 27, 1972

FROM: HARRY R. WAGGONER and NORMA E. WAGGONER, an estate in fee simple as tenants by the entirety as to an undivided nine-tenths interest, and WALTER B. WAGGONER, an estate in fee simple as to an undivided one-tenth interest; as tenants in common, herein called "Grantors,"

TO: UNITED STATES NATIONAL BANK OF OREGON, a national banking association, herein called "Grantee."

W I T N E S S E T H

Grantors convey to Grantee the following-described real property in Klamath County, Oregon:

A portion of the NW1/4 SE1/4 of Section 3, Township 39 South, Range 9 East of the Willamette Meridian more particularly described as follows:

Beginning at a 1/2 inch iron pin on the South right of way line of South Sixth Street, as the same is presently located and constructed, said point being on the West line of tract of land deeded to Miller by deed Volume 251, page 162 and the East line of tract of land deeded to Wheeler by deed Volume 142, page 349, Klamath County deed records; thence South 0°55'30" East along the line between the two above described tracts a distance of 291.6 feet to a 5/8 inch iron pin marking the Southeast corner of tract of land deeded to United States National Bank of Oregon by deed recorded in Volume M67, page 4075, Microfilm records of Klamath County, Oregon and the true point of beginning of this description; thence continuing South 0°55'30" East a distance of 50.0 feet to a point; thence South 89°14' West a distance of 136.09 feet to a point; thence North 0°55'30" West a distance of 50.0 feet to the Southwest corner of said parcel described in Volume M67, page 4075; thence North 89°14' East, along the South line of said parcel, a distance of 136.09 feet, more or less, to the point of beginning.

herein called "the Property," and covenant that they are the owners of the Property free of all encumbrances except regulations, contracts, easements, water and irrigation rights in connection with the Klamath Project and Klamath Irrigation District; and the rules and regulations of the South Suburban Sanitary District, and will warrant and defend the Property

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against all persons who may lawfully claim the same except as provided above.

Grantors also convey to Grantee a nonexclusive easement 20-feet wide adjacent to the eastern boundary of the Property. Grantors reserve to themselves a nonexclusive easement across the easterly 20 feet of the Property. The easements granted and reserved in this paragraph are for ingress and egress to and from the Property and other land adjacent to the Property which is now owned or hereafter acquired by Grantors. The two adjacent nonexclusive easements shall be used together by the parties for this purpose.

Grantors release and convey to Grantee the easement reserved by Grantors across the southerly 20 feet of a tract of land previously conveyed to Grantee by a deed recorded on June 1, 1967 in Volume M67 at page 4075 of the Records of Deeds of Klamath County, Oregon.

Grantors hold title to a tract of property which is adjacent to the Property and which has been developed as a shopping center called Town and Country Shopping Center. Grantors hereby convey to Grantee a nonexclusive easement for reasonably direct and adequate ingress and egress to and from the Property from all public entrances or access points which are presently existing or which are developed in the future and which connect with the southern boundary of the shopping center.

The consideration for this transfer is the sum of \$18,000.

Harry R. Waggoner  
Harry R. Waggoner

Norma E. Waggoner  
Norma E. Waggoner

Walter B. Waggoner  
Walter B. Waggoner

Grantors



STATE OF OREGON )  
COUNTY OF Klamath ) ss.

On this 27th day of November, 1972, personally appeared the above-named HARRY R. WAGGONER and NORMA E. WAGGONER, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

[Signature]  
Notary Public for Oregon  
My commission expires: 10/19/75

STATE OF OREGON )  
COUNTY OF Klamath ) ss.

On this 27th day of November, 1972, personally appeared the above-named WALTER B. WAGGONER and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me:

[Signature]  
Notary Public for Oregon  
My commission expires: 10/19/75

STATE OF OREGON, )  
County of Klamath )  
Filed for record at request of

Klamath County Title  
on this 28th day of Nov. A.D. '72  
at 3:37 o'clock P M, and c  
recorded in Vol. M72 of Deeds  
Page 13690  
Wm D. MILNE, County Clerk  
By [Signature] Deputy  
Fee \$6.00

Return  
U. S. National Bank  
P.O. Box 789  
Klamath Falls, Oregon  
97601