

A-22740

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Vol. 723 Page 1977

THIS INDENTURE WITNESSETH, That RAGNAR L. CARLSON and LILA G. CARLSON, husband and wife, hereinafter known as Grantors, for the consideration hereinafter stated, have bargained and sold, and by these presents do grant, bargain, sell and convey unto MANUEL A. REYES and MARY N. REYES, husband and wife, Grantees, the following described premises situated in Klamath County, Oregon, to-wit:

A parcel of land situated in Section 19, Township 34 South, Range 8 East Willamette Meridian, being more particularly described as follows: Commencing at a 5/8 inch iron pin marking the Northeast corner of the SW $\frac{1}{4}$ of said Section 19; thence South 00°15'13" East along the Easterly boundary of said SW $\frac{1}{4}$, 279.97 feet, more or less, to the POINT OF BEGINNING for this description; thence continuing along said easterly boundary line South 00°15'13" East 388.45 feet to the intersection of said easterly boundary line with the northerly line of the S $\frac{1}{2}$ of the N $\frac{1}{2}$ of the SE $\frac{1}{4}$ of said Section 19; thence along said northerly line of S $\frac{1}{2}$ of the N $\frac{1}{2}$ of SE $\frac{1}{4}$ of said Section 19 North 89°00'02" East, 256.53 feet to the intersection of said northerly line with the southerly right-of-way line of the Sprague River Highway; thence South 71°15'00" West along said southerly right-of-way line, 51.45 feet; thence leaving said right-of-way line South 00°59'58" East, 375.00 feet, more or less, to the mean high water line on the northerly side of the Sprague River; thence along said high water line the meander line of which is the following courses and distances: South 81°25'25" West 296.81 feet, more or less, South 69°49'55" West, 80.95 feet, more or less; thence leaving said mean high water line North 28°57'55" West, 290.00 feet, more or less, to the said Southerly right-of-way line of Sprague River Highway; thence leaving said right-of-way line North 19°46'20" West, 588.60 feet; thence North, 40.00 feet; thence East 493.00 feet to the point of beginning, containing 7.64 acres, more or less.

EXCEPTING THEREFROM; That portion of land lying within the 100 foot wide right-of-way of the Sprague River Highway.

ALSO EXCEPTING THEREFROM: An 80.00 foot wide easement for roadway purposes adjacent to and parallel with the westerly property line of the above-described property between the Sprague River Highway and the Northerly bank of the Sprague River.

Subject to rights of the public in any portion of the herein described premises lying within the limits of any road or highway; Rights of the Federal Government, the State of Oregon, and the general public in any portion of the herein described premises lying below the high water line of Sprague River; and to easements and rights of way of record or apparent on the land.

The True and actual consideration paid for this transfer, stated in terms of dollars is \$30,000.00.

TO HAVE AND TO HOLD the said premises with their appurtenances unto the said grantees as an estate by the entirety. And the said grantors do hereby covenant to and with the said grantees, and their assigns, that they are the owners in fee simple of said premises; that they are free from all incumbrances, and that they will warrant and defend the same from all lawful claims

Page 1 - Warranty Deed

Return
to
↓
GANDONG, SISEMORE
& ZAMSKY
ATTORNEYS AT LAW
538 MAIN STREET
KLAMATH FALLS, ORE.
97601

K. ea

FEB 25 12 13 PM 1973

1978

1 whatsoever, except those above set forth.

2 IN WITNESS WHEREOF, We have hereunto set our hands this 24th day of
3 February, 1973.

4 Ragnar L. Carlson
5 Lila G. Carlson

6
7 STATE OF OREGON)
8 County of Klamath) SS February 24, 1973

9 Personally appeared the above named RAGNAR L. CARLSON and LILA G.
10 CARLSON, husband and wife, and acknowledged the foregoing instrument to be
11 their voluntary act and deed. Before me:

12 John A. Kalita
13 Notary Public for Oregon
14

15 My Commission expires: July 16, 1976

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17
18 STATE OF OREGON,
19 County of Klamath
20 Filed for record at request of

21 Klamath County Title Co.
22 on this 26 day of February A.D. 1973
23 at 12:13 o'clock P M, and do
24 recorded in Vol. M73 of Deeds
25 Page 1977

26 Wm D. MILNE, County Clerk

27 By [Signature] Deput

28 Fee \$4.00

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