

74150

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That Ellis W. Varnum and Frieda B. Varnum, husband and wife, hereinafter called the grantors, for the consideration hereinafter stated to the grantors paid by Roy Martin and Joan B. Martin, husband and wife, hereinafter called the grantees do 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:

Commencing at an iron pipe in the southwesterly boundary of the Klamath Falls-Lakeview Highway (No. 66) from which the quarter section corner on the southerly boundary of Section 34, T. 36 S., R. 14 E., W.M., bears south 0° 45 1/2' East 2146.0 feet distant and running thence south 20° 06' East along the said southwesterly boundary of the Klamath Falls-Lakeview highway (No. 66) 888.7 feet to the true point of beginning of said description; thence South 79° 34' West 78.0 feet; thence south 16° 15 1/2' East 137.6 feet; thence north 82° 1' East 88.5 feet, more or less, to southwesterly boundary of Klamath Falls-Lakeview highway (No. 66); thence north 20° 06' West 143 feet more or less and being situate in the Northwest quarter of the Southeast quarter of Section 34, T. 36 S., R. 14 E., W.M., being the identical property described in Vol. 160 of Deeds, page 520, Deed records of Klamath County, Oregon.

SUBJECT TO: an easement reserved by deed recorded in Vol. 197 of Deeds, Page 255, Klamath County Deed Records, described as a roadway 40 feet wide along the westerly side of said above premises, said road running approximately at right angles to Highway No. 66.

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 grantors hereby covenant to and with grantees and the heirs of the survivor and their assigns, that grantors are lawfully seized in fee simple of the above granted premises, free from all encumbrances, and that grantors 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,

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$500.00.

IN WITNESS WHEREOF, grantors have executed this instrument on the 9th day of March, 1973.

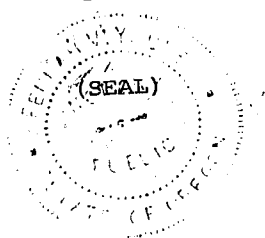
Ellis W. Varnum
Ellis W. Varnum

Frieda B. Varnum
Frieda B. Varnum

State of Oregon)
County of Josephine) ss March 9, 1973

Personally appeared the above named Ellis W. Varnum and Frieda B. Varnum, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: Bernard V. Yande
Notary Public for Oregon
My commission expires: Oct. 30, 1973



STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of SCHULTZ, SALISBURY & CLAUBLE

this 13th day of March, A. D. 1973, at 11:16 o'clock A. M., and

duly recorded in Vol. M 73, of DEEDS on Page 2638

FEE \$ 2.00

Wm D. MILNE, County Clerk

Ret: Schultz, Salisbury & Clauble
210 N. 1st St. Medford, OR 97504
619-255-3333