

74703

WARRANTY DEED

Vol. 1173 Page 3613

BEN SNOWGOOSE and ELIZABETH SNOWGOOSE, his wife, hereinafter called grantor, conveys to KLAMATH DEVELOPMENT CO., an Oregon corporation, all that real property situated in Klamath County, State of Oregon, described as:

All that portion of Lot 4, 5, and 6 in Section 6, township 40 South, Range 8, E.W.M., more particularly described as follows:

Beginning at a 5/8" iron rod in Lot 4 on the left bank of the Klamath River from which the meander corner on said left bank common to Sections 31, Township 39 South, Range 8, E.W.M. and Section 6, Township 40 South, Range 8, E.W.M. bears North 44°26'39" West, 234.0 feet distant; thence South 56°36'12" West, along the Southerly line of that certain parcel described in Deed Vol. 109, page 201, a distance of 434.0 feet to a 5/8" iron rod on the West line of said Lot 4, said point also being South a distance of 405.0 feet from the Northwest corner of said Lot 4; thence South 0°04'20" West, along the West line of said Lot 4, a distance of 595.66 feet to a 5/8" iron rod on the Northwestern line of the Keno Cemetery Subdivision; thence North 48°08'09" East, along said Northwestern line, a distance of 21.42 feet to an existing iron pipe monument which is the most Northerly corner of said Keno Cemetery Subdivision; thence South 42°08'50" East, along the Northeasterly line of said Subdivision, a distance of 482.43 feet to an existing iron pipe monument which is the most Easterly corner of said Subdivision; thence South 47°54'11" West, along the Southeasterly line of said Subdivision, a distance of 235.08 feet to an existing iron pipe monument which is the most Southerly corner of said Subdivision and being on the Easterly line of the Keno-Worden County Road; thence, along the Easterly line of the Keno-Worden County Road, South 45°24'33" East a distance of 188.84 feet to a 5/8" iron rod; South 34°10'53" East a distance of 789.87 feet to a 5/8" iron rod; South 31°33'00" East a distance of 446.91 feet to a 5/8" iron rod; thence leaving said County Road, North 58°15'00" East a distance of 300.0 feet to a 5/8" iron rod; thence North 31°33'00" West a distance of 60.0 feet to a 5/8" iron rod; thence North 58°15'00" East a distance of 150.0 feet to a 5/8" iron rod on the left bank of the Klamath River; thence Northwesterly, along said left bank of the Klamath River on the high water line, to the point of beginning.

and covenants that grantor is the owner of the above described property free of all encumbrances except reservations, restrictions, easements and rights-of-way of record and those apparent upon the land, and will warrant and defend the same against all persons who may lawfully claim the same except as shown above.

The true and actual consideration for this transfer is \$25,000.00.

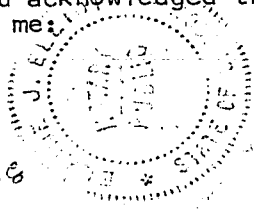
The foregoing recital of consideration is true as I verily believe.

Dated this 26 day of ^{April}~~March~~, 1968.

Ben L. Snowgoose
x Elizabeth Snowgoose

STATE OF OREGON
County of Klamath - Coos
April March 26, 1968

Personally appeared the above named Ben Snowgoose and Elizabeth Snowgoose, his wife, and acknowledged the foregoing instrument to be their voluntary act. Before me:



J. E. Elliott
NOTARY PUBLIC FOR OREGON
MY COMMISSION EXPIRES: 12-23-69

Rob - Klamath River Co
224 52
124 400 124 400

8155

DEED

3614

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

FIRST FEDERAL SAVINGS & LOAN

on this 29 day of MARCH A.D. 1973
at 9:18 o'clock A M. and d.

recorded in Vol. M 73 of DEEDS

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Wm D. MILNE, County Clerk

By Cynthia A. [Signature] Deputy

Fee \$ 4.00

Ref 5
Kennel Development
Box 52
Keno, Oreg.