

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That ROBERT R. POWELL and RUBY G. POWELL, husband and wife, hereinafter called the Grantors, for the consideration hereinafter stated to the Grantors paid by HARLEY G. LLEWELLYN and NANCY A. LLEWELLYN, 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:

Part of the SE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 33, Township 40 South, Range 12 East of the Willamette Meridian, as follows: Beginning at a point on the East line of said SE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 33 and the center line of the irrigation ditch which runs through said SE $\frac{1}{4}$ SW $\frac{1}{4}$; thence South along said East line of said SE $\frac{1}{4}$ SW $\frac{1}{4}$ a distance of 193 feet; thence West a distance of 250 feet; thence North and parallel with the East line of said SE $\frac{1}{4}$ SW $\frac{1}{4}$ a distance of 239 feet to the center line of said irrigation ditch; thence Easterly along said center line to the point of beginning.

ALL SUBJECT TO: easements and rights of way of record or apparent on the land; contracts, liens, assessments regulations, contracts, statutes and regulations for irrigation or drainage purposes; and 1/6 of 1968-69 taxes.

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 except those above stated, 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, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$3,500.00.

IN WITNESS WHEREOF, the Grantors have executed this instrument on the 29th day of April, 1969.

Robert R. Powell
ROBERT R. POWELL
Ruby G. Powell
RUBY G. POWELL

STATE OF OREGON)
) ss
County of Klamath)

On this 3rd day of May, 1969, before me, the undersigned, a Notary Public for Oregon, personally appeared the above named Robert R. Powell and Ruby G. Powell, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

Wilson O. Bricker
Notary Public for Oregon
My comm. expires 10-29-71

STATE OF OREGON, }
County of Klamath } ss.

Filed for record at request of:

Mrs. Llewellyn

on this 29th day of March A. D., 1973
at 1:47 o'clock P. M. and duly
recorded in Vol. M 73 of Deeds
Page 3646

WM. D. MILNE, County Clerk

By [Signature] Deputy.

L Fee \$ 4.00

Return to
Harley G. Llewellyn
Star Route, Box 39
Malin, Oregon