

1967/50

KNOW ALL MEN BY THESE PRESENTS, That **FREDDY H. DEAN and GLENNA LEA DEAN**

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by **ALVIN I. POWELL**

hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of **Klamath** and State of Oregon, described as follows, to-wit:

A tract of land in the SE-1/4 SE-1/4 of Section 36, Township 39 South, Range 7 East of the Willamette Meridian, as follows: Beginning at a point 656.1 feet North of a point 766.1 feet West of the corner to Townships 39 and 40 South, Ranges 7 and 8 East, W.M.; thence North 104.35 feet to the Southeast corner of property herein conveyed being the true point of beginning; thence West 208.7 feet; thence North 104.35 feet; thence East 208.7 feet; thence South 104.35 feet to the point of beginning.

SUBJECT TO: (1) Rights of the public in and to any portion of said premises lying within the limits of public roads and highways. (2) Rights of Way, including the terms and provisions thereof, for pole line across the S-1/2 SE-1/4 of Section 36, Township 39 South, Range 7 East of the Willamette Meridian, granted to California Oregon Power Company, now Pacific Power and Light Company, recorded April 8, 1926 in Volume 69 at page 440. (3) Overhang easement, including the terms and provisions thereof, granted to California Oregon Power Company, now Pacific Power and Light Company, recorded June 13, 1957 in Volume 292 at page 315.

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns, that And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except as stated above

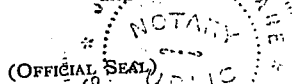
and that grantor will warrant and forever defend the above granted premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances. The true and actual consideration paid for this transfer, stated in terms of dollars, is \$2,665.00

In construing this deed and where the context so requires, the singular includes the plural. WITNESS grantor's hand this 15th day of March, 1973.

*Freddy H. Dean*  
*Glenna Lea Dean*

STATE OF OREGON, County of \_\_\_\_\_ ) ss. March 15, 1973.  
Personally appeared the above named **FREDDY H. DEAN and GLENNA LEA DEAN**

and acknowledged the foregoing instrument to be their voluntary act and deed.



Before me: *Dennis Crane*  
Notary Public for Oregon  
My commission expires 3/22/76

NOTE—The sentence between the symbols ®, if not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

# WARRANTY DEED

TO

AFTER RECORDING RETURN TO

*Alvin I. Powell*  
*P.O. Box 123*  
*Leno, Oregon 97627*

(DON'T USE THIS SPACE; RESERVED FOR RECORDING LABEL IN COUNTIES WHERE USED.)

FEE \$2.00

STATE OF OREGON,

County of **KLAMATH** ) ss.

I certify that the within instrument was received for record on the 6th day of April, 1973, at 12:50 o'clock P.M., and recorded in book M-73 on page 4055. Record of Deeds of said County. Witness my hand and seal of County affixed.

WM D. MILNE

COUNTY CLERK

Title.

*Charles H. Christman*  
Deputy.