

1967/50

KNOW ALL MEN BY THESE PRESENTS, That Vernon M. Neet and Dorothy M. Neet, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Donald R. Dawson, Jr. and Dianna H. Dawson, husband and wife,

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:

Parcel 1: Beginning at a point on the Southwesterly right of way line of Cumberland Road, a County Road in Section 8, Township 39 South, Range 9 E.W.M., which point of beginning is South 0° 38' East a distance of 585.7 feet and North 89° 22' East a distance of 545.45 feet from the Northwest corner of Westover Terraces, a platted subdivision in Klamath County, Oregon; thence South 24° 45' East along the Southwest right of way line of the Cumberland Road a distance of 50 feet; thence South 65° 15' West a distance of 100 feet; thence North 24° 45' West a distance of 50 feet; thence North 65° 15' East a distance of 100 feet to the point of beginning.

Beginning at a point on the Southwesterly right of way line of Cumberland Road, a county road in Section 8, Township 39 South, Range 9 E.W.M., which point of beginning is South 0° 38' East 585.07 feet, North 89° 22' East 545.45 feet, and South 24° 45' East 50 feet, from the Northwest corner of Westover Terraces, a platted subdivision in Klamath County, Oregon; thence South 24° 45' East along the Southwesterly right of way line of said

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

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

excepting, however, easements and restrictions of record, or those apparent on the face of the land,

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 \$14,000.00. However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which) ①

In construing this deed and where the context so requires, the singular includes the plural.

WITNESS grantor's hand this 3 day of April, 1973.

Vernon M. Neet

Dorothy M. Neet

STATE OF OREGON, County of Lane) ss.

Personally appeared the above named Vernon M. Neet and Dorothy M. Neet, husband and wife,

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

Before me:

Clair E. Cook

Notary Public for Oregon

My commission expires May 11, 1974

(OFFICIAL SEAL) OF

NOTE—The sentence between the symbols ①, if not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

WARRANTY DEED

Vernon M. Neet and
Dorothy M. Neet

TO

Donald R. Dawson, Jr. and
Diana H. Dawson.

AFTER RECORDING RETURN TO

Donald Dawson Jr.
2624 Memorial Dr.
K. Falls, Oreg.

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

STATE OF OREGON

County of

I certify that the within instrument was received for record on the day of , 19, at o'clock M., and recorded in book on page or as filing fee number, Record of Deeds of said County.

Witness my hand and seal of County affixed.

By Deputy

Cumberland Road, a distance of 25 feet; thence South 65° 15' East, 100 feet to the point of beginning; being a parcel of land in the vacated portion of said Westover Terraces, and lying in the NE 1/4 NW 1/4 of Section 8, Township 39 South, Range 9 East of the Willamette Meridian being formerly described as Lot 11 and the Northwesterly one-half of Lot 10, Block 12 of said Westover Terraces.

Parcel 2: An easement for sewer and drain lines within the right-of-way of Memorial Drive and to construct and maintain a septic tank leach field on a parcel of land described as beginning at the Southeast corner of said Lot 11 in Block 12 of the vacated portion of Westover Terraces; thence Northeasterly along the Southerly line of said Lot 11 extended to a point on the Easterly line of Memorial Drive which is the true point of beginning; thence continuing Northeasterly along said Southerly line extended a distance of 15 feet; thence Northwesterly parallel to the East line of Memorial Drive 60 feet; thence Southwesterly parallel to the Southerly line of said Lot 11 extended a distance of 15 feet to a point on the East line of Memorial Drive; thence Southeasterly along the Easterly line of Memorial Drive to the point of beginning, said easements being more fully described in instrument recorded March 29, 1973, Vol. M-73, page 3634, Microfilm Records of Klamath County, Oregon.

STATE OF OREGON,
County of Klamath

Filed for record at request of

DONALD DAWSON JR

on this 21 day of APRIL A.D. 19 73

at 9:51 o'clock AM, and duly

recorded in Vol. M 73 of DEEDS

Page 4848

Wm L. GILNE, County Clerk

By Hazel Dwyer, Deputy

Fee \$ 4.00