

75975

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WARRANTY DEED

This Indenture Witnesseth, THAT ²⁸⁻⁴⁶²³ KENNETH E. EDDINGTON and VIRGINIA A. EDDINGTON, husband and wife, hereinafter known as grantors for the consideration hereinafter recited, ha bargained and sold, and by these presents do grant, bargain, sell and convey unto RICHARD JOHN STEINBOCK, his heirs and assigns, the following described premises, situated in Klamath County, Oregon, to-wit:

A parcel of land located in PERRY'S ADDITION TO LLOYD'S TRACTS in Section 11, Township 39 South, Range 9 East of the Willamette Meridian, being more particularly described as follows:

Beginning at the Southwest corner of Lot 40 of Perry's Addition to Lloyd's Tracts; thence North 89°43' East 140.96 feet; thence South 0°07' East 113.75 feet; thence South 89°42' West 140.5 feet; thence North 0°21' West 113.74 feet to the point of beginning.

Subject to: Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Irrigation District; Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District; Easements and rights of way of record and apparent on the land, if any.

MAY 2 3 PM 1972

The true and actual consideration for this transfer is \$ 30,000.00 being:

The foregoing recitation of consideration is true as I verily believe. TO HAVE AND TO HOLD the said premises with their appurtenances unto the said grantee, his heirs and assigns forever. And the said grantors do hereby covenant to and with the said grantee, his heirs and assigns, that they are the owners in fee simple of said premises; that they are free from all incumbrances, except those above set forth, and that they will warrant and defend the same from all lawful claims whatsoever, except those above set forth.

IN WITNESS WHEREOF, they have hereunto set their hands and seals this 27th day of April, 1973.

(SEAL)

(SEAL)

STATE OF OREGON, County of Klamath ss. April 1973
Personally appeared the above named Kenneth E. Eddington and Virginia A. Eddington, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

From Office of Marlene T. Addington
GANONG, GORDON & SISEMORE
First Federal Building
Klamath Falls, Oregon
Commission expires 3-21-77

Before me)

Marlene T. Addington
Notary Public for Oregon.
My commission expires 3-21-77

STATE OF OREGON,

County of Klamath

ss.

I certify that the within instrument was received for record on the 2nd day of May, 1973, at 3:54 o'clock P. M., and recorded in book M 73 on page 5262. Record of Deeds of said County.

Witness my hand and seal of County affixed.

WM. D. MUNE

By Hazel Wragel County Clerk-Recorder
Deputy

FEE \$ 2.00

Return to:
Richard John Steinbock
3841 Hope St.
Citi