

76412

WARRANTY DEED

28-4836
Vol. 772 Page 5809

KNOW ALL MEN BY THESE PRESENTS, that we, RAY E. MCINTYRE and LILLIE K. MCINTYRE, husband and wife, in consideration of Ten Dollars and other valuable considerations to us paid by DYRAL RALPH SHAFER and MINNIE KATHLEEN SHAFER, husband and wife, do hereby grant, bargain, sell and convey unto said DYRAL RALPH SHAFER and MINNIE KATHLEEN SHAFER, husband and wife, their heirs and assigns, all the following real property, with the tenements, hereditaments and appurtenances situated in the County of Klamath, and State of Oregon, bounded and described as follows, to-wit:

PARCEL NO. 1:

A piece or parcel of land situate in the S $\frac{1}{2}$ SW $\frac{1}{4}$ of Section 30, Township 39 South, Range 9 East of the Willamette Meridian, more particularly described as follows:

Commencing at the point of intersection of the section line marking the Southerly boundary of the said Section 30, with a line parallel with and 50.00 feet distant at right angles Southeasterly from the center line of the Klamath Falls-Midland section of the Oregon State Highway, as the same is now located and constructed, from which point of intersection the Southwesterly corner of said Section 30 bears South 89°42½' West, 827.1 feet, more or less, distant and running thence North 89°42½' East, 517.57 feet, along said section line to the true point of beginning of this description, and running thence North 0°17½' West, 130.00 feet; thence South 89°42½' West, 74.32 feet, more or less, to a point in a line parallel with and 325.00 feet distant at right angles Southeasterly from the said center line of the Oregon State Highway; thence North 36°49½' East along said parallel line, 188.11 feet; thence North 89°42½' East parallel with said section line, 110.81 feet; thence South 0°17½' East, 280.00 feet, more or less, to a point in said section line; thence South 89°42½' West, 150.00 feet, more or less, along said section line to the said true point of beginning.

PARCEL NO. 2:

A tract of land situate in the S $\frac{1}{2}$ SW $\frac{1}{4}$ of Section 30, Township 39 South, Range 9 East of the Willamette Meridian, more particularly described as follows:

Commencing at the point of intersection of the Section line marking the Southerly boundary of said Section 30 with a line parallel with and 50 feet distant at right angles Southeasterly from the center line of the Klamath Falls-Midland section of the Oregon State Highway, as the same is now located and constructed, from which point of intersection the Southwesterly corner of said Section 30 bears South 89°42½' West, 827.1 feet, more or less, distant and running thence North 89°42½' East, 667.57 feet along said section line to the true point of beginning of the tract to be herein described; thence North 0°17½' West, 280 feet; thence North 89°42½' East and parallel with said section line, 50 feet to a point; thence South 0°17½' East, 280.00 feet, more or less, to a point in said section line; thence South 89°42½' West, 50 feet, more or less, along said section line to said true point of beginning.

5810

SUBJECT TO:

1. Acreage and use limitations under provisions of the United States Statutes and regulations issued thereunder. Liens and assessments of Klamath Project and Klamath Irrigation District, and regulations, contracts, easements, and water and irrigation rights in connection therewith.
2. Reclamation Extension Act, including the terms and provisions thereof, accepted by Alexander A. Davis, recorded in Deed Volume 43 at page 409, Records of Klamath County, Oregon.
3. Right-of-Way and Easement, including the terms and provisions thereof, conveyed to The California Oregon Power Company, a California Corporation, recorded in Deed Volume 141 at page 71, Records of Klamath County, Oregon.
4. Rights of the public in and to any portion of the herein described property lying within the limits of roads or highways.

TO HAVE AND TO HOLD the above described and granted premises unto the said DYRAL RALPH SHAFER and MINNIE KATHLEEN SHAFER, husband and wife, their heirs and assigns forever.

And we, the grantors above named, do covenant to and with the above named grantees, their heirs and assigns, that we are lawfully seized in fee simple of the above granted premises, that the above granted premises are free from all encumbrances, save and except as above stated, and that we will, and our heirs, executors and administrators, shall warrant and forever defend the above granted premises, and every part and parcel thereof, against the lawful claims and demands of all persons whomsoever.

WITNESS OUR hands and seals this 2 day of September, 1964.

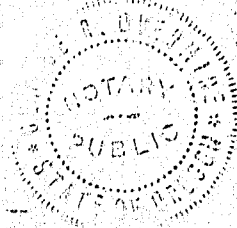
Ray E. McIntyre (SEAL)
Lillie K. McIntyre (SEAL)

STATE OF OREGON }
 County of Klamath } ss.

September 2, 1964.

Personally appeared the above named RAY E. McINTYRE and LILLIE K. McINTYRE, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:



George R. Overmire
 NOTARY PUBLIC FOR OREGON
 My Commission expires: June 17 1968

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of TRANSAMERICA TITLE INS CO

this 11th day of May A.D., 1973 at 10:49 o'clock A.M., and duly recorded in
 Vol. M 73 of DEEDS on Page 5809

FFE \$ 1.00

WM. D. MILNE, County Clerk

By W. D. Milne