

A-23072

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## WARRANTY DEED

This Indenture Witnesseth, THAT GEORGE F. CRAIN and DOROTHY LUCILLE CRAIN, husband and wife, CHARLES ALLEN FISHER and MARYLOU FISHER, husband and wife, and CHAUNCEY ALLEN FISHER and FLORENCE M. FISHER, husband and wife, hereinafter known as grantors for the consideration hereinafter recited, have bargained and sold, and by these presents do grant, bargain, sell and convey unto FIRST CHURCH OF THE NAZARENE,

its successors, assigns, the following described premises, situated in Klamath County, Oregon, to-wit:

A portion of the SE $\frac{1}{4}$  of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, more particularly described as follows: Beginning at an iron pin which is 30 feet North and 30 feet East of a brass plug marking the intersection of the centerline of the Klamath Falls-Lakeview Highway and a county road to the North and South along the Section line between Sections 1 and 2, Twp. 39 South, Rge. 9 E.W.M.; thence East 1320.0 feet to an iron pipe marking the East boundary of a North-South County Road (Patterson St.) and the South boundary of a County Road (Simmers Ave.) to the East; thence along the South boundary of said County Road to the East, North 88 degrees 55' East 1352.8 feet to an iron pipe marking the center of said Section 1; thence North 0 degrees 58'50" West along the North-South centerline of said Section 1, a distance of 791.2 feet to the true point of beginning; thence North along the North-South centerline of Section 1 a distance of 363.5 feet, more or less, to a point that is South along said North-South centerline a distance of 160.0 feet from the Northeast corner of SE $\frac{1}{4}$  of said Section 1; thence West parallel to the North line of SE $\frac{1}{4}$  a distance of 270 feet more or less to the East boundary of excepted parcel #5 in Volume M-67 at page 2640; thence South along the East line of said parcel a distance of 100 feet more or less to the Southeast corner thereof; thence West along the South boundary of said parcel to the centerline of the Enterprise Irrigation Canal; thence Southeasterly along said centerline to a point that is South 88 degrees 55' West 418.1 feet from the point of beginning; thence North 88 degrees 55' East 418.1 feet to the point of beginning. SUBJECT TO: Contract and/or lien for irrigation and/or drainage, and easements, reservations, restrictions and rights of way of record and those apparent on the land.

The true and actual consideration for this transfer is \$15,000.00.

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, its successors, assigns forever. And the said grantors do hereby covenant to and with the said grantee, its successors, 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 8th day of March 1968.

x *George F. Crain* (SEAL) By *Charles Allen Fisher* (SEAL)  
 Their Attorney-in-Fact  
 x *Dorothy Lucille Crain* (SEAL) x *Marylou Fisher* (SEAL)

STATE OF OREGON, County of Klamath, ss. *Charles Allen Fisher* (SEAL)  
 Personally appeared the above named GEORGE F. CRAIN and DOROTHY LUCILLE CRAIN, husband and wife, and CHARLES ALLEN FISHER and MARYLOU FISHER, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

From Office of  
 GANONG, GANONG & GORDON  
 First Federal Building  
 Klamath Falls, Oregon

Before me:

*E. Marie Owens*  
 Notary Public for Oregon. My commission expires Jan. 10, 1969.  
 My commission expires

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 18th day of May 1973, at 2:52 o'clock P.M., and recorded in book M73 on page 6055. Record of Deeds of said County.

Witness my hand and seal of County affixed.

WM. D. MILNE,

By *Hazel Drayle* County Clerk-Recorder.  
 Deputy

FEE \$4.00

Ret  
 Klam. Co. Title  
 0004151  
 11.3.

The true and correct copy of this deed as the same appears in the original record of the County of Klamath, Oregon, is hereby certified to be a true and correct copy of the original record of the County of Klamath, Oregon, and is hereby acknowledged the foregoing.

STATE OF OREGON, County of Klamath, ss.  
 Personally appeared the above named GEORGE F. CRAIN and DOROTHY LUCILLE CRAIN, husband and wife, and CHARLES ALLEN FISHER and MARYLOU FISHER, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.