

77518

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## WARRANTY DEED

THEODORA N. HERRERA, a single woman, hereinafter called grantor, conveys to BRUCE S. PHILLIPS and BESSIE PHILLIPS, husband and wife, all that real property situated in Klamath County, State of Oregon, described as:

A tract of land situated in Lot 1, Homedale, in Section 11, Township 39 South, Range 9 East of the Willamette Meridian, more particularly described as follows:

Beginning at a point on the easterly line of Kane Street, said point being South 43°30' East a distance of 574.94 feet and North 22°00' East, a distance of 148.05 feet from the iron pipe marking the most Westerly corner of said Lot 1; thence North 22°00' East along the Easterly line of Kane Street a distance of 90.0 feet to an iron pin; thence South 66°42' East parallel with the Northerly line of said Lot 1 a distance of 114.24 feet to an iron pin; thence South 22°00' West parallel with Kane Street a distance of 90.0 feet; thence North 66°42' West parallel with the Northerly line of said Lot 1 a distance of 114.24 feet, more or less, to the point of beginning

and covenants that grantor is the owner of the above described property free of all encumbrances except reservations, restrictions, easements and rights of way of record and those apparent upon the land; rules, regulations, liens and assessments of water-user and sanitation districts, and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

Dated this 5 day of April, 1966.

Theodora N. Herrera

STATE OF OREGON )  
County of Klamath ) ss.  
April 5, 1966

Personally appeared the above named Theodora N. Herrera and acknowledged the foregoing instrument to be her voluntary act.  
Before me:

Sidney F. Tucker  
NOTARY PUBLIC FOR OREGON  
My Commission Expires: April 9, 1969

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of BRUCE S. PHILLIPS

this 11th day of June A. D. 1973 at 10:40 o'clock A. M., and  
duly recorded in Vol. M 73, of DEEDS on Page 7169

FEE \$ 2.00

W. D. MILNE, County Clerk  
By Hazel Dray

Bruce S. Phillips  
3047 Kane  
KS.

64250

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