

A-23073

KNOW ALL MEN BY THESE PRESENTS, That CHARLES T. HARCOURT and ROSEMARY L. HARCOURT, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by TERRY OLIVER DEAN and LINDA ROSE DEAN, husband and wife, hereinafter called the grantee, that 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, and State of Oregon, described as follows, to-wit:

A portion of the N 1/2 NW 1/4 SW 1/4 NW 1/4 of Section 11, Township 39 South, Range 9 E.W.M., more particularly described as follows: Beginning at the Northwest corner of said N 1/2 NW 1/4 SW 1/4 NW 1/4; running thence South 0°13 1/2' East a distance of 100 feet; thence North 89°47' East a distance of 180 feet, more or less, to the center line of the Drain Ditch constructed by the U.S.R.S. about the year 1933; running thence Northerly along the center line of said Drain Ditch a distance of 100 feet, more or less, to the Northerly line of said N 1/2 NW 1/4 SW 1/4 NW 1/4; thence South 89°47' West along said Northerly line a distance of 180 feet, more or less, to the point of beginning.

EXCEPTING THEREFROM that portion lying within the right of way of Summers Lane and subject to the easement of half of the above mentioned drain ditch.

SUBJECT TO: Liens and assessments of Klamath Project and Klamath Irrigation District and regulations, contracts, easements, water and irrigation rights in connection therewith; rules, regulations and assessments of the South Suburban Sanitary District; joint use of irrigation ditch as referred to in deed from George H. Burton and Sarah Burton, husband and wife, to A. Imig, dated February 4, 1929, recorded January 3, 1931, Deed Volume 92, page 273, records of Klamath County, Oregon; all future real property taxes and assessments; reservations, restrictions, easements and rights of way of record, and those apparent on the land.

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. except as above set forth

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 \$15,000.00.

However, the actual consideration paid for this transfer, stated in terms of dollars, is \$15,000.00. In construing this deed and where the context so requires, the singular includes the plural.

WITNESS grantor's hand this 5th day of June, 1973.

Charles T. Harcourt
Rosemary L. Harcourt

7364

STATE OF OREGON,

County of Klamath

SS.

BE IT REMEMBERED, That on this 5th day of June, 19 73, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named CHARLES T. HARCOURT and ROSEMARY L. HARCOURT, husband and wife, known to me to be the identical individual described in and who executed the within instrument and acknowledged to me that they executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

Juanita M. Thompson
Notary Public for Oregon.

My Commission expires

MY COMMISSION EXPIRES
DECEMBER 2, 1975

WARRANTY DEED

(FORM No. 703)

STEVENS-NESS LAW PUB. CO., PORTLAND, ORE.

STATE OF OREGON,

County of Klamath

SS.

I certify that the within instrument was received for record on the 13th day of JUNE, 19 73, at 2:19 o'clock P.M., and recorded in book 7363 on page 7363 Record of Deeds of said County.

Witness my hand and seal of County affixed.

NEL D. MILLER

COUNTY CLERK

Title.

By *Terry Dean* Deputy.

AFTER RECORDING RETURN TO

Terry Dean
3407 Summers Dr
K. Falls, Oreg.

FEE \$ 4.00