

78409

## WARRANTY DEED

CLYDE H. WILLIAMS and MARY E. WILLIAMS, husband and wife, herein-after called grantors, conveys to JAMES LEE SPEARS and SANDRA LORRAINE SPEARS, Husband and wife, all that real property situate in the County of Klamath, State of Oregon, described as:

Beginning at an iron pin on the Northerly right of way line of the Klamath Falls-Lakeview Highway, which lies North 0°55' West a distance of 30 feet and North 89°21' East along the Northerly right of way line of the Klamath Falls-Lakeview Highway a distance of 502.4 feet from the iron point which marks the center of Section 2, Township 39 South, Range 9 East of the Willamette Meridian, in Klamath County, Oregon, and running thence: Continuing North 89°21' East along the Northerly right of way line of the Klamath Falls-Lakeview Highway a distance of 100 feet to a point; thence North 0°59' West a distance of 189.4 feet to a point which lies on the South line of Pleasant Home Tracts No. 2; thence South 89°21' West along the South line of Pleasant Home Tracts No. 2 and parallel to the centerline of the Klamath Falls-Lakeview Highway a distance of 100 feet to an iron pin; thence South 0°59' East a distance of 189.4 feet, more or less, to the point of beginning, and being a portion of the SW 1/4 NE 1/4 of Section 2, Township 39 South, Range 9 East of the Willamette Meridian, in Klamath County, Oregon  
EXCEPT THEREFROM that parcel conveyed to the State of Oregon by and through its State Highway Commission by instrument recorded in Deed Volume 355 at page 293.

and covenant 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 users and sanitation districts; and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is Nineteen Thousand One Hundred Twenty Five and No/100ths (\$19,125.00) DOLLARS.

The foregoing recital of consideration is true as I verily believe.

Dated this 9 day of September, 1972.

Clyde H. Williams  
Mary E. Williams

STATE OF OREGON )  
County of Klamath ) ss.

September 9, 1972.

Personally appeared the above named CLYDE H. WILLIAMS and MARY E. WILLIAMS, husband and wife, and acknowledged the foregoing instrument to be their voluntary act. Before me:



William P. Brandsness  
Notary Public for Oregon  
My Commission expires: 9-15-73  
return: 7754R  
5410 Main  
City

By \_\_\_\_\_

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of \_\_\_\_\_ Transamerica Title Ins  
this 29 day of June A. D., 1973 at 3:58 o'clock p. M., and duly recorded in  
Vol. m-73, of Deeds on Page 8322

Fee 2.00

WM. D. MILNE, County Clerk

By W. D. Milne