

28-5271  
79234

Warranty Deed

Vol. 72 Page 9419

This Indenture Witnesseth, That H. M. MALLORY and CHRISTINE

MALLORY, husband and wife,

herein called grantors, in consideration of FOUR THOUSAND FIVE HUNDRED AND NO/100 Dollars to them paid, have bargained and sold and by these presents do grant, bargain, sell and convey to HARRY R. WAGGONER, NORMA E. WAGGONER, RAY BYRNES, IRENE BYRNES, ORRIN L. STUEMPGES, SHIRLEY A. STUEMPGES, DORMAN A. TURNER and ARLENE I. TURNER, dba WASHBURN ENTERPRISES,

herein called grantees, their heirs and assigns forever, the following-described premises, situated in Klamath County, State of Oregon:

A tract of land situated in the SW 1/4, Section 10, Township 39 S., R. 9 E.W.M., more particularly described as follows: Beginning at the Southwest corner of that certain tract of land conveyed to Fremont Glass & Millwork Co., recorded in Volume M-70, Page 1756, Klamath County Deed Records; thence S. 00°02'15" E. along the Easterly right of way line of Washburn Way a distance of 483.76 feet to a 5/8 inch iron pin on the true point of beginning of this description; thence S. 00°02'15" E. along the Easterly right of way line of Washburn Way a distance of 283.76 feet to a 5/8 inch iron pin; thence S. 89°24'20" E. parallel with Laverne Avenue a distance of 175.00 feet; thence N. 00°02'15" E. parallel with Washburn Way a distance of 284.05 feet to a 5/8 inch iron pin; thence N. 89°30'00" W. parallel with the South line of said Fremont Glass & Millwork Co. tract a distance of 175.00 feet to the true point of beginning of this description.  
SUBJECT TO: (1) 1971-72 real property taxes. (2) Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Irrigation District. (3) Easement, including the terms and provisions thereof, for ditches, canals and pipelines, as reserved in a deed from Western Cities Company to H. M. Mallory, et al, dated August 16, 1948, recorded September 15, 1948, in Deed Volume 225, Page 91, for ditches, canals and pipelines over, under or across, for purpose of diverting and delivering water for irrigation and domestic use of adjoining property,

together with all tenements, hereditaments and appurtenances hereunto belonging or appertaining, and all estate, right, title and interest in and to the same.

TO HAVE AND TO HOLD said premises unto grantees, their heirs and assigns forever. Said grantors do covenant to and with said grantees, their heirs and assigns, that they are the owners of said premises, being lawfully seized in fee simple thereof; that said premises are free from all encumbrances, except as stated above; and that they and their heirs and representatives will warrant and defend the same from all lawful claims whatsoever.

The true and actual consideration for this transfer is \$4,500.00.

IN WITNESS WHEREOF, We have hereunto set our hands this 26<sup>th</sup> day of February, 1972.

*H. M. Mallory*  
*Christine Mallory*

H. F. SMITH  
Attorney at Law  
539 Main Street  
Klamath Falls, Oregon

STATE OF OREGON } ss. February 26, 1972.  
County of KLAMATH }

Personally appeared the above-named H. M. MALLORY and CHRISTINE MALLORY, husband and wife, known to me to be the identical persons described as grantors in the within Deed, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:



*James L. Linton*  
NOTARY PUBLIC FOR OREGON  
My commission expires 10-19-75

STATE OF OREGON } ss. \_\_\_\_\_, 19\_\_\_\_\_  
County of KLAMATH }

Personally appeared who, being first duly sworn did say that he the \_\_\_\_\_ of \_\_\_\_\_

and that said Deed was signed in behalf of said corporation by authority of its Board of Directors; and he acknowledged said Deed to be its voluntary act and deed.

Before me:

NOTARY PUBLIC FOR OREGON  
My commission expires \_\_\_\_\_

Warranty Deed

From

To

Recording Data:

STATE OF OREGON, }  
County of Klamath }  
Filed for record at request of  
TRANSAMERICA TITLE INS. CO.  
on this 23 day of JULY A.D. 1973  
at 11:28 6:15 A.M. and duly  
recorded in Vol. 1473 DEEDS  
Pg. 9419  
WILLIAM MILNE, County Clerk  
By *Elizabeth Milne* Deputy  
73 2 14 CO

Return to:

U.S. National  
P.O. Box 789  
Cody