

28-5275
79235

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Warranty Deed

This Indenture Witnesseth, That 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 "grantor.s." in consideration of TEN THOUSAND AND NO/100 ----- Dollars to them paid, have bargained and sold and by these presents do grant, bargain, sell and convey to

ROGER D. BABCOCK and LAURENA J. BABCOCK, husband and wife,

herein called "grantee.s." 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 22, 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.

Grantors reserve an easement and right of way along and upon a strip of land 30 feet in width parallel and adjacent to the northerly boundary of said parcel for a public roadway and thoroughfare.

Grantees, their heirs and assigns, shall not build, construct or maintain any building upon said parcel within 50 feet of the westerly or northerly boundaries of said parcel, nor shall grantees, their heirs and assigns, use or permit said parcel to be used for storage of abandoned or junked vehicles,

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 grantee.s., their heirs and assigns forever. Said grantor.s do covenant to and with said grantee.s, their heirs and assigns, that they are the owner.s 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 \$10,000.00.

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

RAY BYRNES

By Irene M. Byrnes
His Attorney in Fact
Irene M. Byrnes

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

H. F. Smith
Lawyer Box 789

Harry R. Waggoner
Norma E. Waggoner
Orrin L. Stuempges
Shirley A. Stuempges
Dorman A. Turner
Arlene I. Turner

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

Personally appeared the above-named HARRY R. WAGGONER, NORMA E. WAGGONER, ORRIN L. STUEMPGES, SHIRLEY A. STUEMPGES, DORMAN A. TURNER, ARLENE I. TURNER and IRENE BYRNES, know 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:



[Signature]
 NOTARY PUBLIC FOR OREGON
 My commission expires 10-19-75

STATE OF OREGON }
 County of KLAMATH } ss. 19

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

and that the foregoing 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
 TRANSAUTRIDA TITLE INS. CO.
 on this 23 day of JULY A.D. 1972
 at 11:28 o'clock A.M. and duly
 recorded in Vol. 1173 of DEEDS
 Page 9421

VIN J. MILNE, County Clerk
 By *[Signature]* Deputy
 Fee \$4.00

Return to:

U.S. Post

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

Personally appeared IRENE BYRNES, who, being first duly sworn, did say that she is the attorney in fact for RAY BYRNES and that she executed the foregoing Deed by authority of and in behalf of said principal; and she acknowledged said instrument to be the act and deed of said principal.

Before me:

[Signature]
 NOTARY PUBLIC FOR OREGON
 My commission expires 10-19-75