

60092

Vol. 72 10652

- WARRANTY DEED -

JAMES W. SWEET and MARTHA J. SWEET, husband and wife, hereinafter called grantors, convey to ROBERT E. ANTON AND JUDITH A. ANTON, husband and wife, all that real property situate in the County of Klamath, State of Oregon, described as:

PARCEL ONE: A piece or parcel of land situate in the N 1/2 SW 1/4 NW 1/4 of Section 11, Township 39 South, Range 9 East of the Willamette Meridian, being more particularly described as follows: Beginning at a 5/8" aluminum capped monument on the South boundary of Denver Avenue from which the monument marking the Northwest corner of Section 11, T. 39 S. R. 9 E.W.M. bears S. 89°58'50" W. 546.1 feet and N. 0°13'30" W. 1692.5 feet distant; thence N. 89°58'50" E. along the South boundary of Denver Avenue 134.0 feet to a 5/8" aluminum capped monument; thence S. 0°07' E. 302.0 feet to a 5/8" aluminum capped monument; thence S. 89°56'20" W. 226.7 feet to a point thence N. 0°15'30" W. 212.2 feet to a 5/8" aluminum capped monument thence N. 89°58'50" E. 93.45 feet to a 5/8" aluminum capped monument; thence N. 0°13'50" W. 90.0 feet to the point of beginning; containing 1.38 acres, more or less, and

PARCEL TWO: A piece or parcel of land situate in the N 1/2 SW 1/4 NW 1/4 of Section 11, Township 39 South, Range 9 East of the Willamette Meridian, being more particularly described as follows: Beginning at a 5/8" aluminum capped monument on the South boundary of Denver Avenue from which the monument marking the Northwest corner of Section 11, T. 39 S., R. 9 E.W.M. bears S. 89°58'50" W. 452.6 feet and N. 0°13'30" W. 1692.5 feet distant; (said point being 110.0 feet Easterly from the West line of that tract of land conveyed at Page 622, Volume 298 of Deed Records of Klamath County as surveyed on the ground); thence N. 89°58'50" E. along the South boundary of Denver Avenue 93.5 feet to a 5/8 inch aluminum capped monument thence S. 0°13'50" E. 90.0 feet to a 5/8 inch aluminum capped monument; thence S. 89°58'50" W. 93.45 feet to a 5/8 inch aluminum capped monument; thence N. 0°15'30" W. 90.0 feet to the point of beginning; containing 0.19 acres, more or less.

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 district; 1973-74 taxes are now a lien but not yet payable; 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 Twenty Six Thousand and No/100ths (\$26,000.00) DOLLARS.

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

Dated this 8th day of August, 1973.

James W. Sweet
Martha J. Sweet

VANDENBERG & BRANDSNESS
ATTORNEYS AT LAW
KLAMATH FALLS, OREGON 97601

Page 1. Warranty Deed

10653

STATE OF OREGON)
County of Klamath) ss.

8-8, 1973.

Personally appeared the above named JAMES W. SWEET and MARTHA J. SWEET, husband and wife, and acknowledged the foregoing instrument to be their voluntary Act. Before me:

[Signature]
Notary Public for Oregon
My Commission expires: 8-5-75

STATE OF OREGON; COUNTY OF KLAMATH; ss.
Klamath County Title

Filed for record at request of _____
this 10 day of August 1973 at 4:16 p. M., and
duly recorded in Vol. M-73, of Mortgages on Page 10652
fee 4.00

By W. D. LILLY, County Clerk
[Signature]

VANDENBERG & BRANDNESS
ATTORNEYS AT LAW
KLAMATH FALLS, OREGON 97601

PAGE 2, WARRANTY DEED

Return to Klamath County Title

Together
To have
J.
Three
(\$3,500)
following is