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in
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A-23669

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that DAVID CHARLES VINCENT and JUDITH LUCENE VINCENT, husband and wife, hereinafter called the Grantors, for the consideration hereinafter stated, to Grantors paid by LEON DEE MITCHELL and BARBARA M. MITCHELL, husband and wife, hereinafter called the Grantees, do hereby grant, bargain, sell and convey unto the said Grantees and Grantees' heirs, successors and assigns, that certain real property, with the tenements, hereditaments, and appurtenances thereunto belonging or appertaining, situated in the County of Klamath, and State of Oregon, described as follows, to-wit:

A parcel of land situate within Lot 2 A, Homedale, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, being more particularly described as follows:

Beginning at a 5/8 inch iron pin from which the Southeast corner of said Lot 2A bears South 00°20'00" West 399.12; thence North 00°20'00" East along the Easterly line of said Lot 2A, 65.00 feet to the Northeasterly corner of parcel conveyed by deed recorded September 27, 1943, Vol. 158, page 527, a 1 inch iron pipe; thence leaving said Easterly line of Lot 2A, North 67°18'39" West, 176.48 feet along the Northeasterly line of said parcel to the Northeasterly corner of parcel conveyed by deed recorded November 14, 1963, Vol. 349, page 264, a 1/2 inch iron pipe; thence South 00°56'31" West 132.13 feet along the Easterly line of said parcel to a 5/8 inch iron pin; thence South 89°40'00" East 164.62 feet to the point of beginning.

SUBJECT TO:

1. Reservations, restrictions, rights of way, easements, of record and those apparent on the land;
2. Taxes for 1973-74 are now a lien, but not yet payable;
3. Liens and assessments of Klamath Project and Enterprise Irrigation District, and regulations, easements, contracts, water and irrigation rights in connection therewith;
4. Any unpaid charges or assessments of Enterprise Irrigation district;
5. Rules, regulations, and assessments of South Suburban Sanitary District;

TO HAVE AND TO HOLD the same unto the said Grantees and Grantees' heirs, successors and assigns forever.

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And said Grantors hereby covenant to and with said Grantees and Grantees' heirs, successors and assigns, that the Grantors are lawfully seized in fee simple of the above granted premises, free from all encumbrances, except as hereinabove stated, and that Grantors 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 \$27,500.00.

WITNESS Grantors' hands this 24 day of September, 1973.

David Charles Vincent
Judith Lucene Vincent

STATE OF OREGON)
County of Klamath) ss.

September 24, 1973

Personally appeared the above-named DAVID CHARLES VINCENT and JUDITH LUCENE VINCENT, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

BEFORE ME:

Let: Boivin & Boivin
Boivin Bldg.
City

Susan Kay Way
Susan Kay Way
Notary Public for Oregon
My commission expires 6/4/77

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of KLAMATH COUNTY TITLE CO

this 25th day of SEPTEMBER A.D. 1973 at 3:06 o'clock P.M., and

duly recorded in Vol. M 73, of DEEDS on Page 12962

FEE \$ 4.00

Wm. D. MILNE, County Clerk

Wm. D. Milne

WARRANTY DEED, PAGE TWO.