

A-23805

WARRANTY DEED

82161

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This Indenture Witnesseth, THAT LLOYD DAY,

hereinafter known as grantor for the consideration hereinafter recited,
has bargained and sold, and by these presents does grant, bargain, sell and convey unto
BOB GLADDEN,his heirs and assigns, the following described premises, situated in Klamath County,
Oregon, to-wit:

PARCEL 1: A tract of land situated in the NE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 11, Township 39 South, Range 9, E.W.M., more particularly described as follows: Beginning at the Northwest corner of Lot 1, Block 12, Tract 1006 Second Addition to Cypress Villa, a duly recorded plat, said point being on the Easterly right-of-way of Homedale Road as established by said plat; thence North 00°26'00" West along said Easterly right-of-way line 80.62 feet to a 5/8 inch iron pin on the Southerly line of that property described in Deed Vol. 342, page 647, of the Klamath County deed records; thence along said Southerly line South 89°40'10" East 389.01 feet; thence along the Westerly and Northerly line of said Tract 1006 Second Addition to Cypress Villa the following courses and distances: South 00°26'00" East 54.38 feet; North 89°51'00" West 89.00 feet; South 00°26'00" East 25.00 feet; North 89°51'00" West 300.00 feet to the point of beginning, containing 0.66 acres, more or less.

PARCEL 2: Lot 4 in Block 12 of SECOND ADDITION TO CYPRESS VILLA, according to the official plat thereof on file in the records of Klamath County, Oregon.

SUBJECT TO: Acreage and use limitations under provisions of United States Statutes and regulations issued thereunder; Liens and assessments of Klamath Project and Klamath Irrigation District, and regulations, easements, contracts, water and irrigation rights in connection therewith; Rules, regulations, liens and assessments of South Suburban Sanitary District; Reservations and restrictions contained in the dedication of Second Addition to Cypress Villa; Easements and rights of way of record or apparent on the land, if any; and to real property taxes for fiscal year commencing July 1, 1973, which are now a lien but not yet payable.

The true and actual consideration for this transfer is \$ 20,500.00 ~~XXXX~~

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

TO HAVE AND TO HOLD the said premises with their appurtenances unto the said grantee, his heirs and assigns forever. And the said grantor do hereby covenant to and with the said grantee, his heirs and assigns, that he is the owner in fee simple of said premises; that they are free from all incumbrances, except those above set forth, and that he will warrant and defend the same from all lawful claims whatsoever, except those above set forth.

IN WITNESS WHEREOF, he has hereunto set his hand and seal
this 2nd day of October, 1973

(SEAL)

(SEAL)

(SEAL)

(SEAL)

STATE OF OREGON, County of Klamath, ss. October 3, 1973

Personally appeared the above named Lloyd Day,

and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me:

Carolyn DeVoas

From Office of
GANNON, GORDON & SISEMORE
First Federal Building
Klamath Falls, Oregon

Notary Public for Oregon,
My commission expires March 6, 1974

STATE OF OREGON, }
County of Klamath } ss.

I certify that the within instrument was received for record on the 3rd day of OCTOBER, 1973, at 2:33 o'clock P.M., and recorded in book M. 73 on page 13397 Record of Deeds of said County.

Witness my hand and seal of County affixed.

WM. D. MILNE

By Hazel Drayl County Clerk—Recorder
Deputy

FEE \$ 2.00

1st Fed. S/K
540 Main
City

OF KLAMATH, ss. OCT 4 12 11 1973
F. N. SCHER
A.D. 1973 at 12:10 o'clock
62:155 Vol. 72