

A-23970

85122

Vol. 1174 Page 401

JUN 11 4 32 PM 1974

1 THIS INDENTURE WITNESSETH, that WILLIAM R. COLE, TRUSTEE, hereinafter known
 2 as Grantor, for the consideration hereinafter stated has bargained and sold,
 3 and by these presents does grant, bargain, sell and convey unto DELOS B. PARKS,
 4 JR. and JOANNE PARKS, husband and wife, Grantees, the following described premi-
 5 ses, situated in Klamath County, Oregon, to-wit:

6 A parcel of land situated in the E $\frac{1}{2}$ of Section 2, Township 41 South,
 7 Range 10 East of the Willamette Meridian, being more particularly de-
 8 scribed as follows:
 9 Beginning at the Northeast corner of Tract 13 of "MERRILL TRACTS", as
 10 shown on the official plat on file in the Klamath County Courthouse;
 11 said corner also being located North, 1680.00 feet and West 30.00 feet
 12 from the Southeast corner of said Section 2; thence West, along the North
 13 line of said Tracts 13, 14 and 15, a distance of 990.00 feet to the South-
 14 east corner of Tract 9 of said MERRILL TRACTS; thence North, along the
 15 East line of said Tract 9, a distance of 330.00 feet to the Northeast
 16 corner of said Tract 9; thence West, along the North line of said Tract
 17 9, a distance of 263.11 feet to the intersection of said line and the
 18 East right-of-way line of the D-1-b lateral; thence North 00°04'15"
 19 East along said East right-of-way, a distance of 538.93 feet; thence,
 20 continuing along said right-of-way line, North 39°20'45" West, 76.55
 21 feet; thence South, 15.78 feet; thence North 39°20'45" West, 13.54 feet;
 22 thence South 89°59'15" West, 10.43 feet to the intersection of said
 23 right-of-way line and the West line of Tract 1 of said MERRILL TRACTS;
 24 thence continuing along said right-of-way line, South 89°59'15" West,
 25 162.30 feet; thence North 00°00'45" East, 9.03 feet to a point on the
 26 Westerly extension of the North line of said Tract 1; thence East 162.23
 27 feet to the Northwest corner of said Tract 1, also being the Southeast
 28 corner of that parcel described in Deed Volume M70 page 4387; thence
 29 North 02°16'21" East, along the East line of said parcel, a distance of
 30 359.88 feet to a 1/2 inch iron pipe shown on Record Survey #1251; thence
 31 North 02°00'45" East a distance of 440.00 feet to a 3/4" iron pipe;
 32 thence South 89°09'45" East, a distance of 1290.42 feet to a point on
 the Westerly right-of-way line of a County road; thence South, along
 said Westerly right-of-way line, a distance of 1710.03 feet to the
 point of beginning, excluding a 40 foot wide street platted on Merrill
 Tracts. (containing 47.29 acres)

Subject to: Acreage and use limitations under provisions of the United
 States Statutes and regulations issued thereunder; Liens and assessments
 of Klamath Project and Klamath Irrigation District, and regulations,
 contracts, easements, water and irrigation rights in connection there-
 with; Acceptance of Terms and Conditions of Reclamation Extension Act
 recorded Nov. 16, 1914, in Book 43, page 72, Deed Records of Klamath
 County, Oregon, covering 147 acres of irrigable land in the NE $\frac{1}{4}$ SW $\frac{1}{4}$;
 the NW $\frac{1}{4}$ SE $\frac{1}{4}$; Lot 2 and the SE $\frac{1}{4}$ NW $\frac{1}{4}$; the S $\frac{1}{2}$ NE $\frac{1}{4}$ of Sec. 2, Twp. 41 S., R.
 10, E.W.M.; Liens in the City of Merrill, if any; Streets and roadways
 according to the official plat of Merrill Tracts are excepted; Easements
 and rights of way of record or apparent on the land.

The true and actual consideration paid for this transfer is \$33,103.00.

TO HAVE AND TO HOLD the said premises with their appurtenances unto the
 said Grantees as an estate by the entirety. And the said Grantor does hereby
 covenant, to and with the said Grantees, and their assigns, that Grantor is the
 owner in fee simple of said premises; that they are free from all incumbrances,

BANDUNG, BISEMORE
 & ZAMBKY
 ATTORNEYS AT LAW
 308 MAIN STREET
 KLAMATH FALLS, ORE.
 97651

Warranty Deed - Page 1.

1 except those above set forth, and that Grantor will warrant and defend the same
2 from all lawful claims whatsoever, except those above set forth.

3 IN WITNESS WHEREOF, Grantor has caused this deed to be executed this 17th
4 day of December, 1973.

William R. Cole
William R. Cole, Trustee

7 STATE OF CALIFORNIA)
8 County of Los Angeles) SS

9 On this 19th day of December, 1973, before me, a Notary Public in and for
10 said county and state, personally appeared William O. Cole, of the State of
11 California, County of Los Angeles, known to me to be the person described in
12 the foregoing instrument and acknowledged that he executed the same in the capa-
13 city therein stated and for the purposes therein contained.

14 IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Diana Miller
Notary Public for California

15 (SEAL)
16 My Commission Expires:



17
18
19
20
21 STATE OF OREGON; COUNTY OF KLAMATH; ss.

22 Filed for record at request of Klamath County Title Co.

23 this 11th day of January A. D. 1974 at 4:32 o'clock P.M.

24 duly recorded in Vol. M 74, of Deeds on Page 401.

25 Wm D. MILNE, County Clerk

26 By *Mary L. Lindsay*
27 fee 4.00

28
29
30
31
32
GANONG, BISEMORE
& ZAMSKY
ATTORNEYS AT LAW
335 MAIN STREET
KLAMATH FALLS, ORE.
97601

Warranty Deed - Page 2.

Let: Federal Land Bank
P.O. Box 148 - City