

1967/50

Vol. 85777 Page 1267

C. E. DUNN and VERA H. DUNN,

KNOW ALL MEN BY THESE PRESENTS, That
husband and wife,hereinafter called the grantor, for the consideration hereinafter stated,
to grantor paid by TERRY L. SMALL and SHARON L. SMALL, husband and wife,, hereinafter called the grantee,
does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that
certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, sit-
uated in the County of Klamath and State of Oregon, described as follows, to-wit:A parcel of land in the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 9, Township 39 South,
Range 10 East of the Willamette Meridian, more particularly described as
follows:Beginning at a point which is South 88° 58' East a distance of 30.0 feet
and North 0° 06' East a distance of 1093.20 feet from the Southwest
corner of said SE $\frac{1}{4}$ of the NW $\frac{1}{4}$, said point also being on the East right
of way line of Pine Grove Road; thence North 0° 06' East, along said East
line a distance of 200.64 feet; thence leaving said East line, and run-
ning South 89° 30' East, a distance of 297.2 feet; thence South 0° 06'
West a distance of 201.11 feet; thence North 89° 24' West a distance of
297.2 feet to the point of beginning.RESERVING the East 30.0 feet for a non-exclusive road easement.
(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.
And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that
grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except
as above stated and contracts, liens, assessments, rules and regulations
for irrigation, drainage and sewage, and reservations, restrictions,
easements, and rights of way of record, and those apparent on the land,and that
grantor will warrant and forever defend the above granted premises and every part and parcel thereof against the law-
ful 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 \$ 5,000.00~~THE TRUE AND ACTUAL CONSIDERATION PAID FOR THIS TRANSFER, STATED IN TERMS OF DOLLARS, IS \$ 5,000.00~~
~~THE TRUE AND ACTUAL CONSIDERATION PAID FOR THIS TRANSFER, STATED IN TERMS OF DOLLARS, IS \$ 5,000.00~~
~~THE TRUE AND ACTUAL CONSIDERATION PAID FOR THIS TRANSFER, STATED IN TERMS OF DOLLARS, IS \$ 5,000.00~~In construing this deed and where the context so requires, the singular includes the plural.
WITNESS grantor's hand this February 5, 1974

STATE OF OREGON, County of Klamath

Personally appeared the above named
and wife,

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

Before me:

Notary Public for Oregon

My commission expires 2/1/77

NOTE—The sentence between the symbols (), if not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

WARRANTY DEED

C. E. DUNN and

VERA H. DUNN

TO

TERRY L. SMALL and

SHARON L. SMALL

No.

SEND TAX STATEMENTS TO:
M/M Terry Small
P.O. Box 807 4307 Jrgp
Klamath Falls, OR.

FEE \$ 2.00

4307 Jrgp

After recording return to P.O. Box 807, Klamath Falls, OR.

STATE OF OREGON

County of Klamath

I certify that the within instru-
ment was received for record on the
6th day of FEBRUARY, 1974,
at 9:29 o'clock A.M., and recorded
in book M. 74 on page 1267 or as
file number 85777, Record of
Deeds of said County.Witness my hand and seal of
County affixed.

WM. D. MILNE

COUNTY CLERK

By

Hazel Dray

Title

Deputy