

THIS INDENTURE WITNESSETH, that HARRY R. WAGGONER and NORMA E. WAGGONER, husband and wife, hereinafter known as Grantors, for the consideration herein- after stated have bargained and sold, and by these presents do grant, bargain, sell and convey unto JOHN D. MERRYMAN and MILDRED MERRYMAN, husband and wife, AN UNDIVIDED ONE-HALF INTEREST IN Grantees, the following described premises, situated in Klamath County, Oregon,

to-wit:

PARCEL 1: Beginning at a point on the South boundary line of the SE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 2, Township 39 South, Range 9, E.W.M., 825.0 feet East of the Southwest corner of said SE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 2; thence North a distance of 390.0 feet to the true point of beginning of this descrip- tion; thence continuing North a distance of 930.0 feet, more or less, to the North line of said SE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 2; thence West, along said North line, a distance of 165.0 feet; thence South a distance of 792.0 feet; thence East a distance of 82.5 feet; thence South a distance of 138.0 feet; thence East a distance of 82.5 feet, more or less, to the true point of beginning.

PARCEL 2: The Westerly 12 feet of the Southerly 97.7 feet of Tract 6 of Pleasant Home Tracts, according to the duly recorded plat thereof on file in the records of Klamath County, Oregon.

PARCEL 3: The Westerly 12 feet of the following described property: Beginning at an iron pin which bears South 88°05' West a dis- tance of 20.4 feet and North 0°59' West a distance of 560 feet, and South 89°25' West a distance of 245.5 feet from the iron pin which marks the center of Section 2, Township 39 South, Range 9 E.W.M., and running thence South 89°25' West, parallel to the most Southerly line of Pleasant Home Tracts, a distance of 312 feet to a point; thence North 0°59' West parallel to the center line of Miller Lane, a distance of 157.6 feet, more or less, to a point which is on the Southerly line of Pleasant Home Tracts extended Westerly; thence North 89°25' East along said Southerly line of Pleasant Home Tracts, a distance of 312 feet; thence South 0°59' East parallel to the center line of Miller Lane a distance of 157.6 feet, more or less, to the point of beginning.

PARCEL 4: The Westerly 12 feet of the Northerly 155 feet of the follow- ing described property: Beginning at a point on the South boundary line of the S.E. quarter of the N.W. quarter of Section 2, Town- ship 39 South, Range 9 E.W.M., 825 feet East of the S.W. corner of said S.E. $\frac{1}{4}$ of the N.W. $\frac{1}{4}$ of said Section 2; thence East 80 feet along the South boundary line of said S.E. $\frac{1}{4}$ of the N.W. $\frac{1}{4}$ of said Section 2; thence North 545 feet to a point; thence West 80 feet to a point; thence South 545 feet to the point of beginning; together with all water rights appurte- nant or to become appurtenant thereto.

PARCEL 5: The West 20 feet of the following described property: Beginn- ing at a point on the South boundary line of the SE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 2, Township 39 South, Range 9 E.W.M., 742.5 feet East of the Southwest corner of said SE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 2; thence East, along said South line, a distance of 82.5 feet to a point; thence North a distance of 390.0 feet to a point; thence West a distance of 82.5 feet to a point; thence South a distance of 390.0 feet, more or less, to the point of beginning. LESS AND EXCEPTING therefrom any portion thereof contained within the existing right-of-way of the Dalles-California Highway (South Sixth Street).

PARCEL 6: A portion of the Southeast quarter of the Northwest quarter of Section 2, Township 39 South, Range 9 E.W.M., described

GANDONG, SISEMORE
& ZAMSKY
ATTORNEYS AT LAW
528 MAIN STREET
KLAMATH FALLS, ORE.
97601

Warranty Deed - Page 1.

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1 as follows: Beginning at a 1-inch axle marking the Southwesterly corner
2 of Lot 82 of Pleasant Home Tracts, Klamath County, Oregon; thence North
3 89°24'30" East along the Southerly boundary of said Lot and said Pleasant
4 Home Tracts, a distance of 660.20 feet to a 3/4 inch iron pipe; thence
5 South 00°35'00" East a distance of 810.90 feet to the Northwest corner
6 of that parcel of land deeded to Cecil Green, Sr. and Vida Green in Deed
7 Volume 132 on page 526, records of Klamath County, Oregon, to the true
8 point of beginning; thence continuing South 00°35'00" East a distance
9 of 220 feet to a 5/8 inch iron pin; thence North 89°32'42" East a dis-
10 tance of 82.5 feet, to a 5/8 inch iron pin; thence North 00°35'00" West
11 a distance of 220 feet to a point; thence South 89°32'42" West, a dis-
12 tance of 82.50 feet, to the point of beginning.

13 SUBJECT TO: Inclusion in the Klamath Project and contract and/or lien
14 for irrigation and/or drainage; Inclusion in the South Suburban Sanitary
15 District and the rules, regulations and assessments thereof; and as to
16 Parcel 6 only that certain agreement between Harry R. Waggoner as Vendee
17 and Malvin A. Bixler et ux., as Vendors, recorded in Vol. M-72 at page
18 2292 of Klamath County, Oregon, Deed Records, which said agreement
19 Grantees DO NOT assume and Grantors covenant and agree to pay and per-
20 form said agreement according to its terms and to hold the Grantees
21 harmless therefrom; Easements and rights of way of record or apparent
22 on the land, if any.

23 The true and actual consideration paid for this transfer is \$55,000.00.

24 TO HAVE AND TO HOLD the said premises with their appurtenances unto the
25 said Grantees as an estate by the entirety. And the said Grantors do hereby cov-
26 enant, to and with the said Grantees, and their assigns, that they are the
27 owners in fee simple of said premises; that they are free from all incumbrances,
28 except those above set forth, and that they will warrant and defend the same from
29 all lawful claims whatsoever, except those above set forth.

30 IN WITNESS WHEREOF, they have hereunto set their hands and seals this 31st
31 day of January, 1974.

32 Harry R. Waggoner (SEAL)
Harry R. Waggoner
Norma E. Waggoner (SEAL)
Norma E. Waggoner

33 STATE OF OREGON)
34 County of Klamath) SS
35 Personally appeared the above named Harry R. Waggoner and Norma E. Waggoner,
36 husband and wife, and acknowledged the foregoing instrument to be their volun-
37 tary act and deed. Before me:

Winifred Hartin
Notary Public for Oregon

NOTARY PUBLIC
GANDONG, BISEMORE

38 (SEAL)
39 My Commission Expires: 12-6-77
40 Until a change is requested, all tax state-
41 ments shall be sent to the following address: Harry R. Waggoner
42 Dr. John D. Merryman 303 Pine Street
43 731 Main PO BOX 651
44 Klamath Falls, Oregon 97601 Klamath Falls, Oregon

45 STATE OF OREGON; COUNTY OF KLAMATH; ss.
46 Filed for record at request of WAGGONER ENTERPRISES
47 this 6th day of FEBRUARY A. D., 19 74 at 2:38 o'clock P.M., and duly recorded in
48 Vol. M 74, of DEEDS on Page 1284
49 FEE \$ 4.00
50 WM. D. MILNE, County Clerk
51 Harold Drayle Deputy