

## WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That ROBERT H. DAVIES and MARGARET M. DAVIES, husband and wife, hereinafter called the grantors, for the consideration hereinafter stated, to grantors paid by CATHERINE M. DAVIES, a single woman, 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, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

A parcel of land situated in the NE 1/4 SW 1/4 of Section 36, Township 38 S., R. 9 E.W.M., Klamath County, Oregon, more particularly described as follows: Beginning at the southwest corner of said Section 36; thence N. 89°55' E. a distance of 1345.2 feet; thence N. 0° 16' W. a distance of 2187.0 feet to the northwest corner of "First Addition to Moyina" subdivision; thence N. 89° 39 1/2' E. along the north line of said subdivision a distance 545.0 feet; thence N. 0° 16' W. a distance 220.0 feet; thence on the arc of a 130-foot radius curve to the right (central angle is 66°38'48") a distance of 151.22 feet to an iron pin on the true point of beginning of this description; thence N. 23°37'12" W. a distance of 162.99 feet to an iron pin; thence S. 89°52'17" E. a distance of 164.97 feet to an iron pin; thence S. 10°03'53" W. a distance of 142.26 feet to an iron pin; thence on the arc of a 130-foot radius curve to the left (central angle is 33°41'05") a distance 76.43 feet, more or less, to the true point of beginning of this description, containing 0.39 acres, more or less, SUBJECT TO: (1) Rules, regulations and assessments of South Suburban Sanitary District; (2) Reservations contained in the dedication of First Addition to Moyina as follows: A building set-back and side lines of lots for present and future public utilities, said easement to provide ingress and egress for construction and maintenance of such utilities with any structures of plantings being placed thereon at the risk of the owners, an easement across all lots for ingress and egress for maintenance of existing utilities, said ingress and egress to be made for the benefit of public health and welfare at a location where minimum damage will be done to existing structures of plantings and said plat being subject to restrictive covenants as filed in the Klamath County Deed Records; (3) Agreement of lot restrictions to First Addition to Moyina executed by Swan Lake Moulding Co., C. E. McClellan, et al, dated May 3, 1960, and recorded May 6, 1960, in Volume 321, page 49, Deed Records of Klamath County, Oregon; (4) ~~1962-63 real property taxes, Subject To First Addition to Moyina Improvement District.~~ SUBJECT ASSESSMENTS OF FIRST ADDITION TO MOYINA IMPROVEMENT DISTRICT.

APR 8 11 55 AM 1974



To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

And said grantors hereby covenant 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 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 \$ -0- (none).

In construing this deed and where the context so requires, the singular includes the plural.

WITNESS grantors' hands this 13<sup>th</sup> day of March, 1974.

Robert H. Davies  
Robert H. Davies

Margaret M. Davies  
Margaret M. Davies

STATE OF OREGON    )  
County of Klamath    ) ss.

Personally appeared the above named Robert H. Davies and Margaret M. Davies and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

H. Y. Lehmann  
Notary Public for Oregon  
My commission expires: MAY 8, 1976

Until a change is requested, all tax statements shall be sent to the following name and address: \_\_\_\_\_

*Taken at*  
*Robt. Robert H. Davies*  
*125 N. 11th*  
*150.*

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STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of ROBERT H. DAVIES

this 8th day of APRIL A. D. 1974 at 11:56 o'clock A.M., and  
duly recorded in Vol. M 74, of DEEDS on Page 4251

FEE \$ 4.00

Wm. D. MILNE, County Clerk

Hazel Dray