

87855

Vol. 74 Page 4781WARRANTY DEED

28-6761

ARTHUR JAMES SHERMAN and ETHEL MAY SHERMAN, husband and wife, hereinafter called grantors, convey to LEONARD W. MILES and BERNICE M. MILES, husband and wife, hereinafter called grantees, all right, title and interest therein to that certain real property situate in the County of Klamath, State of Oregon, as more particularly described in Exhibit "A", attached hereto and made a part hereof, and covenant that grantor is the owner of the above described property free of all encumbrances except reservations, restrictions, easements and rights of way of record and those apparent upon the land; and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is One Thousand Five Hundred -----Dollars (\$1,500.00)

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

DATED this 23rd day of August, 1973

Arthur James Sherman
Ethel May Sherman
Grantors

STATE OF OREGON }
COUNTY OF KLAMATH } ss.

August 23, 1973.

Personally appeared the above named ARTHUR JAMES SHERMAN and ETHEL MAY SHERMAN, husband and wife, and acknowledged the foregoing instrument to be their voluntary act. Before me:

Robert E. Wilson
Notary Public for Oregon

My Commission expires: Sept. 24, 1976

4782

Beginning at the East quarter corner of Section 36 Township 24 south, Range 8 East of the Willamette Meridian, Klamath County, Oregon, thence West along the East-West center line of Section 36 227.1 feet to the easterly right of way line of the Dalles-California Highway, thence North 25°50' East 292 feet to the true point of beginning of the tract of land herein described; thence northerly 241.7 feet along the right of way of the Dalles-California Highway; thence southerly South 0°39' West 218.95 feet; thence westerly 102.8 feet to the true point of beginning.

EXHIBIT "A"

Return: Western Title Guaranty Co.
P.O. Box 447
Oakland, CA 94604

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of TRANSAMERICA TITLE INS. CO
this 17th day of APRIL A. D. 19 74 at 3:51 o'clock P.M., and
duly recorded in Vol. M 74, of DEEDS on Page 4781

FEE \$ 4.00

Wm D. MILNE, County Clerk
By *Hayden*