

1 THIS INDENTURE WITNESSETH, that ETHEL BLACKBURN, hereinafter known as
2 grantor, for the consideration hereinafter stated has bargained and sold, and
3 by these presents does grant, bargain, sell and convey unto ALAN BOWKER and
4 LENIS BOWKER, husband and wife, and RONALD E. WAITE and SHARON L. WAITE, hus-
5 band and wife, grantees, the following described premises, situated in Klamath
6 County, Oregon, to-wit:

7 PARCEL 1: A piece or parcel of land situate in the Northeast quarter of
8 Section 19, Township 38 South, Range 9 East of the Willamette
Meridian, and more particularly described as follows:

9 Beginning at an iron pipe which is South 0°06' West 323.4 feet, and
10 North 89°49' West 234.2 feet from the Northeast section corner of Section
11 19, Township 38 South, Range 9 E. W. M., which point of beginning is also
12 the Northeast corner of that certain tract of land conveyed to Elmer W.
13 and Flora M. Zigler on page 238, Deed Volume 278 of the Records of Klamath
14 County, Oregon; thence North 89°49' West along the Northerly bound-
15 ary of said tract of land conveyed on page 238, Deed Volume 278, a dis-
16 tance of 334.8 feet to an iron pipe set at its intersection with a line
which is parallel to and 192.77 feet Northeasterly of, when measured at
right angles to, the Northeasterly right of way line of the Dalles-Calif-
ornia Highway (US97) as the same is now located across the said Section
19; thence North 38°52' West parallel to and 192.77 feet distant from
said Northeasterly Highway right-of-way line a distance of 147.25 feet
to an iron pipe; thence South 89°49' East a distance of 427.3 feet to an
iron pipe; thence South 0°06' West a distance of 114.35 feet, more or
less, to the point of beginning.

17 PARCEL 2: Beginning at a point on the Northeasterly right-of-way line
18 of State Highway No. 97 which lies South 0°06' West along the
19 East section line a distance of 688.5 feet and North 89°49' West along the
20 North line of Byrd Avenue in Chelsea Addition, a distance of 521.6
21 feet and North 38°52' West along the Northeasterly right-of-way line of
22 State Highway No. 97 (Note, State Highway bearing of this line shows
23 North 39°07-1/2' West) a distance of 130.55 feet from the iron axle
24 which marks the Northeast corner of Section 19, Township 38 South, Range
9, E. W. M., running thence: Continuing North 38°52' West along the
Northeasterly right-of-way line of State Highway No. 97 a distance of
250 feet to a point; thence North 51°08' East a distance of 192.77 feet
to a point; thence South 38°52' East a distance of 250 feet to a point;
thence South 51°08' West a distance of 192.77 feet, more or less, to
the point of beginning, in NE 1/4 of Section 19, Township 38 South,
Range 9, E. W. M.

25 SUBJECT TO: Taxes for fiscal year commencing July 1, 1972, which are
26 now a lien but not yet payable; Reservations and easements set out in
27 the instrument recorded in Deed Book 113 at page 535 of Records of Klamath
County, Oregon, on January 3, 1938; Easements and rights of way of
record and those apparent on the land, if any.

28 The true and actual consideration paid for this transfer is \$15,000.00.

29 TO HAVE AND TO HOLD the said premises with their appurtenances unto the
30 said Alan Bowker and Lenis Bowker as tenants by the entirety as to an undivided
31 one-half interest, and unto the said Ronald E. Waite and Sharon L. Waite as
32 tenants by the entirety as to an undivided one-half interest. And the said

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1 grantor does hereby covenant, to and with the said grantees, and their assigns,
2 that she is the owner in fee simple of said premises; that they are free from
3 all incumbrances, except those above set forth, and that she will warrant and
4 defend the same from all lawful claims whatsoever, except those above set forth.

5 IN WITNESS WHEREOF, she has hereunto set her hand and seal this 18th day of
6 October, 1972.

Ethel Blackburn (SEAL)

8 STATE OF OREGON)
9 County of Klamath) ss

October 25th, 1972

10 Personally appeared the above named Ethel Blackburn and acknowledged the
11 foregoing instrument to be her voluntary act and deed.
Before me:

Thelma D. Goeckner
Notary Public for Oregon
My Commission Expires: 11/25/72

(SEAL)

STATE OF OREGON, }
County of Klamath } ss.

Filed for record at request of:
TRANSAMERICA TITLE INS. CO.
on this 6th day of MAY A.D., 19 74
at 10:53 o'clock A.M. and duly
recorded in Vol. 74 of DEEDS
Page 5598

WM. D. MILNE, County Clerk

By Harold Drake Deputy.
Fee \$1.00

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GANONG, BISEMORE
& ZAMSKY
ATTORNEYS AT LAW
838 MAIN STREET
KLAMATH FALLS, ORE.
97601

Return
Ron Wail
% Eggenbush & Z
P.O. Box 1750
City