

A-2439.2

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WARRANTY DEED

MARY M. MATNEY, Grantor, conveys and warrants to
ERNEST S. GOBBLE and MARTHA J. GOBBLE, husband and wife, Grantees,
the following described real property located in Klamath County,
State of Oregon, free of all encumbrances, except as specifically
set forth herein:

PARCEL 1:

A tract of land situated in the NW $\frac{1}{4}$ NE $\frac{1}{4}$ of Section
25, Township 39 South, Range 9 E. W. M., more parti-
cularly described as follows:

Beginning at an iron pin on the North line of said
Section 25, said point being N. 89°30' E. a distance
of 470.9 feet from the North quarter corner of said
Section 25; thence N. 89°30' E. along the North line
of said Section 25 a distance of 134 feet; thence S.
0°27' E. a distance of 361.0 feet; thence S. 89°33'
W. a distance of 134.0 feet; thence North parallel
to the East line hereof a distance of 361 feet, more
or less, to the point of beginning.

AN UNDIVIDED ONE-HALF INTEREST IN THE FOLLOWING DESCRIBED
REAL PROPERTY:

PARCEL 2:

A tract of land situate in the NW $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 25,
Township 39 South, Range 9 E. W. M., more particularly
described as follows:

Beginning at an iron pin on the North line of said
Section 25, said point being N. 89°30' E. a distance
of 604.9 feet from the North quarter corner of said
Section 25; thence continuing Northeasterly on the
same line a distance of 170 feet; thence S. 0°27' E.
a distance of 710.8 feet; thence S. 89°30' W. a distance
of 304 feet; thence N. 0°27' W. a distance of 349.5
feet; thence N. 89°30' E. a distance of 134.0 feet;
thence N. 0°27' W. a distance of 361 feet to the point
of beginning.

PARCEL 3:

A portion of the NW $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 25, Township 39
South, Range 9 E. W. M. more particularly described
as follows:

Beginning at a point which lies N. 89°30' E. 215.9
feet and S. 0°27' E. 710.3 feet from the north quarter
corner of said Section and running thence South 0°
27' E. 192 feet to the North line of the Great Northern
Railway right-of-way; thence Southeasterly along said
right-of-way a distance of 117.0 feet; thence N. 89°30'
E. a distance of 281.2 feet; thence N. 0°27' W. 276.3 feet;
thence S. 89°30' W. a distance of 370 feet, more or less,
to the point of beginning.

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SUBJECT TO:

1. Reservations, restrictions, rights of way, easements of record and those apparent on the land;
2. Taxes for 1974-75 are now a lien, but not yet payable;
3. Acreage and use limitations under provisions of United States Statutes and regulations issued thereunder;
4. Liens and assessments of Klamath Project and Klamath Irrigation District, and regulations, easements, contracts, water and irrigation rights in connection therewith;
5. These premises are within the boundaries of the Klamath Basin Improvement District and are subject to the rules, regulations, levies, assessments and easements thereof, if any. Further subject to Notice of Resolution of said district recorded July 24, 1970, Vol. M-70, page 6187, Microfilm Records of Klamath County, Oregon;
6. Rights of the public in any portion of the herein described premises lying within the limits of any road or highway;
7. Waiver of Riparian rights granted to the United States of America by conveyance executed by S. S. Henley recorded Deed Vol. 21, page 392, records of Klamath County, Oregon;
8. Right of way, including the terms and provisions thereof, given by John M. Matney and Mary M. Matney, husband and wife, to The California Oregon Power Company, a California corporation, dated February 27, 1959, recorded March 5, 1959, Deed Vol. 310, page 318, records of Klamath County, Oregon.

The true and actual consideration paid for this conveyance is \$9,609.50.

WITNESS Grantor's hand this ^{24th} day of August, 1974.

STATE OF OREGON)
County of Klamath) ss.

Personally appeared MARY M. MATNEY, and acknowledged the foregoing instrument to be her voluntary act and deed.

BEFORE ME:

Unless a change is requested all tax statements shall be sent to the following address:

Department of Veteran's Affairs
1225 Ferry Street, S. E.
Salem, Oregon 97310

AFTER RECORDING RETURN TO:

Mr. and Mrs. Ernest Gobbie
828 N. 10th Street
Klamath Falls, Oregon 97601

WARRANTY DEED, PAGE TWO.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____
this _____ day of _____ A. D. 1974 at _____ o'clock _____ M., and duly recorded in
Vol. _____ of _____ on Page 2618

WM. D. MILNE, County Clerk

By _____

Deputy