

92177

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28-1541
28-7356

WARRANTY DEED

GENEVA T. BRATTAIN, Grantor conveys and warrants to ALLAN C. KLUS AND IRENE R. KLUS, husband and wife, as tenants by the entirety, an undivided one-half interest; and ROBERT M. GION and VIRGINIA GION, husband and wife, as tenants by the entirety, an undivided one-half interest, as tenants in common, the following described real property, located in Klamath County, State of Oregon, free of all encumbrances, except as specifically set forth herein:

A parcel of property located in the NE 1/4 of the NW 1/4 of Section 35, Township 33 South, Range 7 1/2 East of the Willamette Meridian, more particularly described as follows:

Beginning at the intersection of the Westerly right of way line of Highway 62 and the North line of Section 35, Township 33 South, Range 7 1/2 East of the Willamette Meridian; thence South 89°45' 11" West, along the North line of said Section 35, a distance of 176.00 feet more or less to the Northwest corner of the NE 1/4 of the NW 1/4 of said Section 35; thence South 00°09' 55" East, along the Westerly line of said NE 1/4 of the NW 1/4 of said Section 35, a distance of 259.5 feet; thence North 89°45' 11" East, parallel to the North line of said NE 1/4 of the NW 1/4, a distance of 259.04 feet more or less to a point on the Westerly right of way line of Highway Number 62; thence Northwest along said Westerly right of way line, a distance of 271.83 feet, more or less, to the point of beginning.

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. As disclosed by the assessment and tax roll, the premises herein have been specially assessed for farm use. If the land becomes disqualified for this special assessment under the statutes, an additional tax, plus interest and penalty, will be levied for the number of years in which this special assessment was in effect for the land.

The true and actual consideration paid for this conveyance is \$1,500.00.

WITNESS Grantor's hand this 15th day of August, 1974.

Geneva T. Brattain

STATE OF OREGON }

County of Klamath }

Personally appeared GENEVA T. BRATTAIN, and acknowledged

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the foregoing instrument to be her voluntary act and deed.

BEFORE ME:

Josephine L. Pawlak
NOTARY PUBLIC FOR OREGON
My Commission Expires:
June 10 1977

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

Mr. & Mrs. Allan C. Klus
4785 Onyx Drive
Klamath Falls, Oregon 97601



AFTER RECORDING RETURN TO:

Mr. & Mrs. Allan C. Klus
4785 Onyx Drive
Klamath Falls, Oregon 97601

STATE OF OREGON; COUNTY OF ATH.
Filed for record at request of ATH.
this 21st day of AUGUST 1974 at 10:59 o'clock A.M., and
duly recorded in Vol. 1174 of INDEX on Page 10168
WIT: A. L. M.
W. D. MILNE, County Clerk
Hazel Drayton