

92298

10323

## WARRANTY DEED

28-754 \*\*\*\*\*

ALLAN C. KLUS and IRENE R. KLUS, husband and wife, and  
ROBERT M. GION and VIRGINIA GION, Husband and wife, Grantors,  
convey and warrant to IVA LUCILLE LEGGET for the term of her  
natural life, at her death grantors hereby convey the remainder  
of the property in fee simple to RONALD JEAN LEGGET and DONALD JAMES  
LEGGET, each 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 on the West line of the NE 1/4 of the NW 1/4  
of Section 35, Township 33 South, Range 7-1/2 East of  
the Willamette Meridian, said point of beginning being  
South, a distance of 30.00 feet from the Northwest corner  
of said NE 1/4 of NW 1/4; thence South 00° 09' 55"  
East, along the Westerly line of the said NE 1/4 of the  
NW 1/4 a distance of 229.5 feet; thence North 89° 45'  
11" East, parallel with 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 right of way  
line, a distance of 240.95 feet, more or less, to a  
point 30.00 feet southerly from the North line of the  
NE 1/4 NW 1/4 when measured at right angles to the  
North line of said NE 1/4 of the NW 1/4; thence South  
89° 45' 11" West, on a line parallel to and 30.00 feet  
distant from the North line of said NE 1/4 of the NW 1/4,  
a distance of 185.6 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 pre-  
mises herein have been specially assessed for farm use. If the land  
becomes disqualified for this special assessment under the statute,  
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.

WARRANTY DEED, PAGE ONE

However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration.

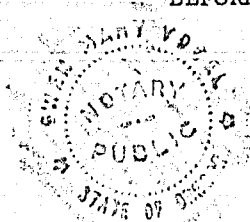
WITNESS Grantors' hands this 22nd day of August, 1974.

Allan C. Klus  
Irene R. Klus  
Robert M. Gion  
Virginia Gion

STATE OF OREGON     )  
                           ) ss.  
 County of Klamath    )

Personally appeared ALLAN C. KLUS and IRENE R. KLUS, husband and wife, and ROBERT M. GION and VIRGINIA GION, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

BEFORE ME:



Gwen Mary Vogel  
 NOTARY PUBLIC FOR OREGON  
 My Commission Expires: 3-8-78

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

Mrs. Lucille Leggett, Star Route,  
Chiloquin, Oregon

AFTER RECORDING RETURN TO: Mr. Jim Leggett, 4861  
Lauerne Street, Klamath Falls,  
 WARRANTY DEED, PAGE TWO.  
Oregon 97601

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Transamerica Title Ins.  
 this 23 day of Aug A. D., 1974 at 3:57 o'clock P. M., and duly recorded in  
 Vol. M-74 of deeds on Page 10323.

4.00

WM. D. MILNE County Clerk  
Deputy