

92700

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88-7534 WARRANTY DEED

THIS INDENTURE WITNESSETH, That INTERNATIONAL CHURCH OF THE  
FOURSQUARE GOSPEL, herein called "grantor", in consideration of  
TWENTY-THREE THOUSAND FIVE HUNDRED AND NO/100 DOLLARS to it paid,  
has bargained and sold and by these presents does grant, bargain,  
sell and convey to HARRY R. WAGGONER, herein called "grantee", his  
heirs and assigns forever, the following-described premises, situated  
in Klamath County, State of Oregon:

A portion of the SE $\frac{1}{4}$ , Section 3, Township 39 S., R. 9 E.W.M.,  
more particularly described as follows: Beginning at a point  
which lies N. 1°14' W. a distance of 680.3 feet, and S. 89°26'  
W. a distance of 1133 feet, from the iron pin which marks the  
section corner common to Sections 2, 3, 10 and 11, Township 39  
S., R. 9 E.W.M.; and running thence continuing S. 89°26' W. a  
distance of 151.5 feet; thence N. 1°05' W. 143.7 feet; thence  
N. 89°24' E. 56.7 feet to the Westerly boundary of the U.S.R.S.  
Drain; thence S. 34°19' E. along the Westerly boundary of the  
U.S.R.S. Drain 172.9 feet to the point of beginning. SAVING  
AND EXCEPTING a strip 20 feet wide along the Northerly boundary  
of the above-described property.

ALSO a portion of the SE $\frac{1}{4}$ , Section 3, Township 39 S., R. 9  
E.W.M., more particularly described as follows: Beginning at  
a point which lies N. 1°14' W. 640.3 feet and S. 89°26' W. a  
distance of 1105.5 feet from the iron pin which marks the  
section corner common to Sections 2, 3, 10 and 11, Township 39  
S., R. 9 E.W.M.; thence continuing S. 89°26' W. 179.4 feet; thence  
S. 1°05' E. 144.5 feet; thence N. 89°26' E. 271.8 feet to the  
Westerly boundary line of the U.S.R.S. Drain; thence N. 33°31'  
W. along the Westerly boundary line of the U.S.R.S. Drain  
172.2 feet to the point of beginning. All situated in the  
SE $\frac{1}{4}$ , SE $\frac{1}{4}$ , SE $\frac{1}{4}$  and the NW $\frac{1}{4}$ , SE $\frac{1}{4}$ , SE $\frac{1}{4}$ , Section 3, Township 39 S.,  
R. 9 E.W.M.

SUBJECT TO: (1) Regulations, levies, assessments, water and  
irrigation rights and easements for ditches and canals of Klamath  
Irrigation District. (2) Regulations, levies, liens, assessments,  
rights of way and easements of South Suburban Sanitary District.  
(3) Easement, created by instrument, including the terms and  
provisions thereof, recorded October 10, 1916, in Book 46, Page 159,  
Deed Records, in favor of the United States of America for I-C  
Drain over said property. (4) 1974-75 real property taxes which  
are now a lien but not yet due and payable,

together with all tenements, hereditaments and appurtenances hereunto  
belonging or appertaining, and all estate, right, title and interest in  
and to the same.

TO HAVE AND TO HOLD said premises unto grantee, his heirs and  
assigns forever. Said grantor does covenant to and with said grantee,  
his heirs and assigns, that it is the owner of said premises, being

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lawfully seized in fee simple thereof; that said premises are free from all encumbrances, except as stated above; and that it and its successors and representatives will warrant and defend the same from all lawful claims whatsoever.

The true and actual consideration for this transfer is \$23,500.00.

IN WITNESS WHEREOF, INTERNATIONAL CHURCH OF THE FOURSQUARE GOSPEL has caused this instrument to be signed by its President and Secretary this 14th day of August, 1974.

INTERNATIONAL CHURCH OF THE FOURSQUARE GOSPEL

By Rolf K. McPherson  
Rolf K. McPherson, President  
By Leland B. Edwards  
Leland B. Edwards, Secretary

STATE OF California  
County of Los Angeles

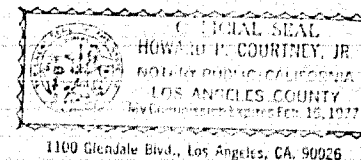
ss. August 14, 1974

Personally appeared Rolf K. McPherson and Leland B. Edwards, who, being first duly sworn, did say that they are the President and Secretary, respectively, of INTERNATIONAL CHURCH OF THE FOURSQUARE GOSPEL, and that the foregoing deed was signed in behalf of said International Church of the Foursquare Gospel by authority of its Board of Directors; and they acknowledged said deed to be its voluntary act and deed.

Before me:

Howard P. Courtney, Jr.  
Notary Public in and for said  
County and State

My commission expires Feb. 16, 1977



Until a change is requested, all tax statements shall be sent to the following address. Return

Harry R. Waggoner  
P O Box 664  
City 97601

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Transamerica Title Ins  
this 4 day of Sept, A.D., 1974, at 3:53 o'clock P M., and duly recorded in  
Vol. M-74, of deeds on Page 11830  
4.00

WM. D. MILNE County Clerk  
By Deputy Deputy