

92727

WARRANTY DEED

Page 11865

KNOW ALL MEN BY THESE PRESENTS, That EDGAR TURNER and MARY TURNER, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by FRANK ROGER WRYN and MARIE GERTRUDE WRYN, husband and wife, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

A tract of land situated in the E 1/2 NE 1/4 of Section 34, Twp. 38 S., R. 9 E.W.M., more particularly described as follows: Beginning at an iron pin located North 40.0 feet and S 88°33' W 515.9 feet from the South-east corner of the NE 1/4 NE 1/4 of said Section 34; thence S 10°10' W 122.4 feet to an iron pin; thence S 22°50'36" W 173.62 feet to an iron pin; thence S 33°33' W 101.0 feet to an iron pin; thence N 362.25 feet to an iron pin that is located 40.0 feet North of the South line of the NE 1/4 of said Section 34; thence N 88°33' E parallel with the South line of the NE 1/4 NE 1/4 of said Section 34 144.9 feet to the point of beginning.

SUBJECT TO: 1974-75 real property taxes which are now a lien, but not yet payable, and all future real property taxes and assessments; regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Enterprise Irrigation District; reservations, restrictions, easements & rights of way of record and apparent on the land.

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever. And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except as above set forth

grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 2,000.00

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 5th day of September, 1974; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

(If executed by a corporation, affix corporate seal)

Edgar Turner
Marie Turner

STATE OF OREGON,

County of Klamath } ss.
September 5th, 1974

STATE OF OREGON, County of _____, ss.
Personally appeared _____, 19____

Personally appeared the above named EDGAR TURNER and MARY TURNER, husband and wife,

and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me, Notary Public for Oregon,
My commission expires 11/13/1975

Notary Public for Oregon:
My commission expires: _____

(OFFICIAL SEAL)

Edgar Turner and Mary Turner

GRANTOR'S NAME AND ADDRESS

Frank Roger Wryn & Marie Gertrude Wryn

GRANTEE'S NAME AND ADDRESS

After recording return to:
Don Sloan Realtor
107 S. 2nd
Klamath Falls, Oregon 97601

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

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 5th day of Sept, 1974, at 1:58 o'clock P.M., and recorded in book M-74 on page 11865 or as file/reel number 92727

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne

By _____ Recording Officer
Deputy

2.00