

01-07750 38-7988
94044

Warranty Deed Vol. 13675

This Indenture Witnesseth, That HARRY R. WAGGONER,

herein called "grantor," in consideration of TWENTY-SIX THOUSAND AND NO/100 Dollars to him paid, has bargained and sold and by these presents does grant, bargain, sell and convey to

DONALD R. WAGGONER and SANDRA L. WAGGONER, husband and wife, herein called "grantees," their heirs and assigns forever, the following-described premises, situated in Klamath County, State of Oregon

A portion of the SE 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 Northernly boundary of the above-described property. 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 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 grantees, their heirs and assigns forever. Said grantor does covenant to and with said grantees, their heirs and assigns, that he is the owner of said premises, being lawfully seized in fee simple thereof; that said premises are free from all encumbrances, except as stated above; and that he and his heirs and representatives will warrant and defend the same from all lawful claims whatsoever.

The true and actual consideration for this transfer is \$26,000.00.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 16th day of October, 1974.

H. F. SMITH
Attorney at Law
538 Main Street
Klamath Falls, Oregon 97601/1

SEND TAX STATEMENTS TO:

Rt Donald R Waggoner
2839 Crest St., Klamath Falls, Ore

13676

STATE OF OREGON }
County of KLAMATH } ss. October 16, 1974

Personally appeared the above-named HARRY R. WAGGONER,
known to me to be the identical person described as grantor in the within Deed, and
acknowledged the foregoing instrument to be his voluntary act and deed.
Before me:

James L. Linton
NOTARY PUBLIC FOR OREGON
My commission expires 10/19/75

STATE OF OREGON }
County of KLAMATH } ss. October 19, 1974

Personally appeared
who, being first duly sworn, did say that he is the
and that the foregoing Deed was signed in behalf of said corporation by authority of its
Board of Directors; and he acknowledged said Deed to be its voluntary act and deed.
Before me:

NOTARY PUBLIC FOR OREGON
My commission expires

Warranty Deed

From: _____
To: _____
Recording Data:
STATE OF OREGON }
County of Klamath } ss.
Filed for record at request of:
TRANSMERICA TITLE INS. CO
on this 18th day of OCTOBER A. D. 19 74
at 4:04 o'clock P. M. and duly
recorded in Vol. M 74 of DEEDS
Page 13675

WM. D. MILNE, County Clerk
By *W. D. Milne*
Fee \$ 1.00 Deputy

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