

95299

## WARRANTY DEED (INDIVIDUAL)

Vol. 74 Page 1528928-80-16  
HARRIET G. RICHARDS

hereinafter called grantor, convey(s) to

SUE ANN MORROW

all that real property situated in the County

of Klamath, State of Oregon, described as:

Beginning at a point which is the Southwest corner of the Southeast Quarter of the Northeast quarter of Section 36, Township 23 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon; thence South 89° 41' 02" East along the quarter - section line 656.20 feet; thence North 1° 43' 00" East 331.40 feet; thence North 89° 32' 59" West 659.95 feet to the one-sixteenth section line; thence South 1° 03' 55" West 332.87 feet along the one-sixteenth line to the point of beginning.

SUBJECT TO: A 20 foot wide access easement and the rights and privileges of access and egress engendered by said easement, the centerline of which is described as follows: Beginning at a point on the East line of Sec. 36, Twp. 23 S., R. 10 E. W. M., which is 329.79 feet N. 1° 04' 49" E. along said East line from the  $\frac{1}{4}$  corner of said Sec. 36, thence N. 89° 32' 59" W. 652.51 feet, thence N. 1° 43' 00" E. 682.80 feet to its terminus, all of the above described lying within Sec. 36, Twp. 23 S., R. 10 E. W. M.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except easements and rights of way of record and those apparent on the land,

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$ 3,500.00.

Dated this 15th day of November, 19 74.

Harriet G. Richards

CALIFORNIA

STATE OF OREGON, County of Santa Cruz ss.

November

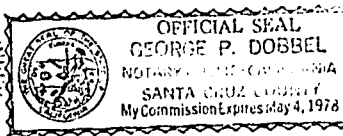
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personally appeared the above named

Harriet G. Richards

and acknowledged the foregoing

instrument to be her voluntary act and deed.



Before me:

George P. Dobbel  
Notary Public for ~~OR~~ California  
My commission expires:

The dollar amount should include cash plus all encumbrances existing against the property to which the property remains subject or which the purchaser agrees to pay or assume.

If consideration includes other property or value, add the following: "However, the actual consideration consists of or includes other property or value given or promised which is part of the/the whole consideration." (Indicate which)

## WARRANTY DEED (INDIVIDUAL)

Harriet G. Richards  
13525 West Park Ave.  
Boulder Creek, Cal. 95006  
Sue Ann Morrow

After Recording Return to: & TAXES:  
Sue Ann Morrow  
1127 1/2 Soquel Avenue  
Santa Cruz, California 95060

RECEIVED DEC 2 - 1974  
11:20 am

Form No. 9-960  
(Previous Form No. TA-16)

STATE OF OREGON,

) ss.

County of KLAMATH

I certify that the within instrument was received for record  
on the 2nd day of DECEMBER, 19 74  
at 11:20 o'clock A. M. and recorded in book M 74  
on page 15289 Records of Deeds of said County.

Witness my hand and seal of County affixed.

W. D. MILNE

JOINTY CLERK

Title

By Harriet G. Richards

Deputy

FEE \$ 2.00