

## WARRANTY DEED

FRED D. RIPPE and LINDA A. RIPPE, husband and wife, hereinafter called grantors, convey to E. L. BISSETT and LAURA A. BISSETT, husband and wife, all that real property situate in the County of Klamath, State of Oregon, described as:

Beginning at a point on the North line of Tract 32, ALTAMONT SMALL FARMS, in Section 15, Township 39 South, Range 9 E.W.M., which is North 88°46' West a distance of 300 feet from the Northeast corner of said Tract 32; thence South 0°11' West 322.84 feet along a line parallel to Altamont Drive to the Northeasterly right of way line of the Great Northern Railroad; thence North 47°57' West 140.98 feet along said right of way line; thence North 0°11' East 228.74 feet to the North line of said Tract 32; thence South 88°46' East 105 feet to the Point of beginning; being a portion of Tracts 32 and 31 of said ALTAMONT SMALL FARMS.

Beginning at a point which is distant from the Northeast corner of Tract 32 of ALTAMONT SMALL FARMS, the following courses and distances; North 88°46' West along the north line of said Tract 32, 300 feet and South 0°11' West 218 feet; thence from said point of beginning South 88°46' East 100 feet to the Westerly line of parcel heretofore sold to Lester H. Yarnell, et ux., more particularly described in deed dated May 12, 1937, recorded in Vol. 109 at page 233, Deed Records of Klamath County, Oregon; thence along the Westerly line of said Yarnell property South 0°11' West 197 feet, more or less, to the Northeasterly line of the right of way of the Great Northern Railway; thence along said right of way line North 47°57' West 134 feet, more or less to a point, which is South 0°11' West from the point of beginning; thence North 0°11' East 104.84 feet to the point of beginning, being a portion of Tracts 31 and 32, ALTAMONT SMALL FARMS, in Section 15, Township 39 South, Range 9, E.W.M.

and covenant that grantor is the owner of the above described property free of all encumbrances except reservations, restrictions, easements and rights of way of record and those apparent upon the land; rules, regulations, liens and assessments of water users and sanitation districts; 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 Nine Thousand Five Hundred and No/100ths (\$9,500.00) DOLLARS.

The foregoing recital of consideration is true as I verily believe.

Dated this 31 day of July, 1972.

STATE OF OREGON )  
County of Klamath ) ss.  
July 31, 1972.

Personally appeared the above named FRED D. RIPPE AND LINDA A. RIPPE, husband and wife, and acknowledged the foregoing instrument to be their voluntary act. Before me:

WM. P. BRANDSNESS  
ATTORNEY AT LAW  
KLAMATH FALLS, OREGON 97601

Robert Smith & Lee  
Notary Public for Oregon  
My Commission expires: February 19, 1973

Mail tax statements to Curtis Clark, Rt. 3, Box 225 C, Klamath Falls Oregon

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of SMITH & LEE

this 6th day of DECEMBER A. D., 1974, at 4:35 o'clock P.M., and duly recorded in

Vol. M 74 of DEEDS on Page 15605

FEE \$ 2.00

WM. D. MILNE, County Clerk

By Harold Drayton Deputy