

## -WARRANTY DEED-

A-25340

JAMES D. MARTIN and MADELINE P. MARTIN, husband and wife, grantors, convey to ARTHUR E. ANDERSON and LUCILLE R. ANDERSON, husband and wife, all that real property situate in the County of Klamath, State of Oregon, described as:

A tract of land located in the NE 1/4 SE 1/4 of Section 22, Township 39 South, Range 8 E.W.M., Klamath County, Oregon. More particularly described as follows: Beginning at the quarter corner common to Sections 22 and 23; thence due South 43.0 feet; thence South 61°24' West 676.64 feet, more or less, to the true point of beginning; thence South 37°11' East 495.75 feet to the Northwesterly boundary of the Klamath Falls-Ashland Highway; thence along said highway South 39°31' West 401.26 feet to a 3/4 inch galvanized iron pipe; thence North 14°44' West 687.2 feet, more or less, to the Southwest corner of property described in Deed Vol. M74 page 8804; thence North 74°231'20" East 136.37 feet to the point of beginning

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; 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 Ten Thousand Five Hundred and No/100ths (\$10,500.00) DOLLARS.

DATED this 30 day of Dec 1974.

James D. Martin  
Madelaine P. Martin

STATE OF OREGON )  
 ) ss.  
County of Klamath )

Dec 30, 1974.

Personally appeared the above-named JAMES D. MARTIN and MADELINE P. MARTIN, husband and wife, and acknowledged the foregoing instrument to be their voluntary act. Before me:

Shirley D. Quinn  
Notary Public for Oregon  
My Commission expires: 8-5-78

After recording return to Arthur Anderson, 6621 Eberlien, Klamath Falls, OR

Until a change is requested all tax statements shall be mailed to the following address: same as above

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of KLAMATH COUNTY TITLE CO

**VANDENBERG AND BRANDENBERG** this 30th day of January A.D. 1975 at 2:15 o'clock P.M., and  
ATTORNEYS AT LAW  
411 PINE STREET  
KLAMATH FALLS, OREGON 97601  
duly recorded in Vol. M 75, of DEEDS on Page 1322

FEE \$ 2.00

W.D. MILNE, County Clerk

Shirley D. Quinn