

1099

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That FRANK W. BORGES and HAZEL L. BORGES, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by MARVIN E. YATES and DELCA G. YATES, 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:

All that certain real property more particularly described and set forth on Exhibit "A" attached hereto and by this reference made a part hereof,

SUBJECT TO: All future real property taxes & assessments; liens and assessments of Klamath Project and Klamath Irrigation District, and regulations, contracts, easements and water and irrigation rights in connection therewith; reservations, restrictions, easements and rights of way of record, and those apparent on the land.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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

and that 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 \$ 7,500.00

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 23 day of May, 1975; 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)

STATE OF OREGON,

County of Klamath
May 23, 1975

Personally appeared the above named FRANK W. BORGES and HAZEL L. BORGES, husband and wife,

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

Before me:
Notary Public for Oregon
My commission expires 2-9-78

STATE OF OREGON, County of _____ ss.

Personally appeared _____, 19____, and _____ who, being duly sworn, each for himself and not one for the other, did say that the former is the president and that the latter is the secretary of _____, a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Notary Public for Oregon
My commission expires: _____

Frank W. & Hazel L. Borges

GRANTOR'S NAME AND ADDRESS
Marvin E. & Delca G. Yates

GRANTEE'S NAME AND ADDRESS
After recording return to:
Lee Below

NAME, ADDRESS, ZIP
Until a change is requested all tax statements shall be sent to the following address.
Marvin E. & Delca G. Yates
Route 1, Box 131-B
Klamath Falls, Oregon 97601
NAME, ADDRESS, ZIP

STATE OF OREGON,

County of _____ ss.
I certify that the within instrument was received for record on the day of _____, 19____, at _____ o'clock _____ M., and recorded in book _____ on page _____ or as tile/reel number _____, Record of Deeds of said county. Witness my hand and seal of County affixed.

By _____ Recording Officer
Deputy

5869

EXHIBIT "A"

DESCRIPTION OF PROPERTY

The following described real property situate in Klamath County, Oregon:

Beginning at a point in the center line of Morningside Lane, a 40 foot roadway, from which the Northwestern corner of the SW $\frac{1}{4}$ of Section 21, Township 39 South, Range 9 East of the Willamette Meridian, bears South 88°50½' West along the center line of the said Morningside Lane 1755 feet and North 0°10' East along the Westerly boundary of the said Section 21, 858 feet, and running thence South 0°10' West 504.9 feet, more or less, to a point in the Southerly boundary of the S $\frac{1}{4}$ of said Section 21; thence North 88°48' East along the said boundary line 599.4 feet, more or less, to a point in the Westerly boundary line of the right of way of Lateral C-4-e-1 of the U.S.R.S. Klamath Project; thence following said boundary line North 10°10' West 746.5 feet; thence North 89°40' West 785.2 feet; thence South 0°10' West 253.4 feet, more or less, to a point in the center line of said Morningside Lane; thence North 88°50½' East along the center line of said Morningside Lane 320 feet to the point of beginning, and being situate in the S $\frac{1}{4}$ of Section 21, Township 39 South, Range 9 East of the Willamette Meridian.

SAVING AND EXCEPTING beginning at a point in the center line of Morningside Lane, a 40 foot roadway, from which the Northwestern corner of the SW $\frac{1}{4}$ of Section 21, Township 39 South, Range 9 East of the Willamette Meridian, bears South 88°50½' West along the center line of the said Morningside Lane 1435 feet and North 0°10' East along the Westerly boundary of the said Section 21, 858 feet, and running thence: North 88°50½' East 640 feet; thence North 0°10' East 236.8 feet; thence North 89°40' West 640 feet; thence South 0°10' West 253.4 feet to the point of beginning.

SAVING AND EXCEPTING therefrom the right of way of Morningside Lane.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of KLAMATH COUNTY TITLE CO

this 28th day of May A. D., 19 75 at 9:30 o'clock AM., and duly recorded in

Vol. M 75, of DEEDS on Page 5859.

FEE \$ 4.00

WM. D. MILNE, County Clerk

By Hazel Duval Deputy