

A-23756

1421

-WARRANTY DEED-

TOWER ENTERPRISES, INC., an Oregon corporation, Grantor, conveys to BILLY J. SKILLINGTON and MELVIN STEWART, As tenants in common, Grantees, all that real property situate in the County of Klamath, State of Oregon, described as:

A tract of land situated in Tract 43 of Enterprise Tracts, more particularly described as follows: Beginning at the section corner common to Sections 33 and 34 of Township 38 South, Range 9 East of the Willamette Meridian and Sections 3 and 4 of Township 39 South, Range 9 East of the Willamette Meridian; thence N. 89°54' E 40 feet; thence S. 0°00'30" E. 237.5 feet to the point of beginning, thence N. 89°54' E 240 feet; thence S. 0°00'30" E. 50 feet; thence S. 89°54' W. 240 feet; thence N. 0°00'30" W. 50 feet to the point of beginning, together with an easement including the terms and provisions thereof, over the following described property more particularly set forth in that certain Easement recorded June 6, 1975, Volume M75, Page 6319, Microfilm records of Klamath County, Oregon.

SUBJECT TO: Improvement lien, docketed April 18, 1974 in Bond Lien Docket of the City of Klamath Falls, Oregon, Card No. 42, in the amount of \$364.41, payable in 10 payments of \$36.44, which Grantees herein assume and agree to pay.

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 district; 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 Fifty One Thousand Two Hundred Fifty and NO/100ths (\$51,250.00) DOLLARS.

Until a change is requested all tax statements shall be mailed to the following address: 5930 Washburn Way, Klamath Falls, Oregon 97601.

DATED this 6th day of June, 1975.

TOWER ENTERPRISES, INC. an Oregon corporation

By: Billy J. Skillington

By: Melvin Stewart

STATE OF OREGON)

County of Klamath)

ss. June 6, 1975.

Personally appeared the above-named BILLY J. SKILLINGTON and MELVIN STEWART, who being sworn, duly say, each for themselves, that they are President and Secretary, respectfully, and that said instrument was signed in behalf of said corporation by authority of its board of directors; and they acknowledged said instrument to be its voluntary act and deed. Before me:

WILLIAM P. BRANDSNESS
ATTORNEY AT LAW
411 PINE STREET
KLAMATH FALLS, OREGON 97601

William P. Brandsness
Notary Public for Oregon
My Commission expires: 9/16/77

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of KLAMATH COUNTY TITLE CO

this 6th day of June A.D., 1975, at 1:00 o'clock P.M., and duly recorded in

Vol. M.75, of DEEDS on Page 6322

FEE \$ 2.00

WM. D. MILNE, County Clerk

By Hazel Drake Deputy