

WARRANTY DEED

This Indenture Witnesseth, THAT RICHARD W. AUGUSTSON and BONNIE E. AUGUSTSON,

husband and wife, hereinafter known as grantors for the consideration hereinafter recited, have bargained and sold, and by these presents do grant, bargain, sell and convey unto

EDWIN J. WALKER,

his heirs and assigns, the following described premises, situated in Klamath County, Oregon, to-wit:

A tract of land described as follows: Beginning at a point which lies South 1°21' West along the quarter line a distance of 605.5 feet and North 89°09' West a distance of 20 feet from the iron axle which marks the quarter corner common to Sections 7 and 18, Township 38 South, Range 9 East, Willamette Meridian, and running thence: Continuing North 89°09' West a distance of 738.84 feet to a point on the Easterly right of way line of the Dalles-California Highway; thence following the Easterly right of way line of the Dalles-California Highway South 6°02' West a distance of 110 feet to a point; thence South 88°25' East a distance of 327.7 feet to a point; thence South 6°02' West parallel to the Easterly right of way line of the Dalles-California Highway a distance of 585.55 feet to a point on the forty line; thence North 89°41' East along the forty line a distance of 468 feet to a point; thence North 1°21' East a distance of 687.5 feet, more or less, to the point of beginning, said tract containing 7.8 acres, more or less, in the NE¼NW¼ of Section 18, Twp. 38 S., R. 9 E.W.M., in Klamath County, Oregon.

Subject to: Reservations, restrictions, easements and rights of way of record and those apparent on the land, if any; and to real property taxes for fiscal year commencing July 1, 1975, which are now a lien but not yet payable.

The true and actual consideration for this transfer is \$19,436.96 ~~before~~

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

TO HAVE AND TO HOLD the said premises with their appurtenances unto the said grantee, his heirs and assigns forever. And the said grantors do hereby covenant to and with the said grantee, his heirs and assigns, that they are the owner s in fee simple of said premises; that they are free from all incumbrances, except those above set forth, and that they will warrant and defend the same from all lawful claims whatsoever, except those above set forth.

IN WITNESS WHEREOF, they have hereunto set their hand and seal this 21st day of July, 1975

(SEAL) Richard W. Augustson (SEAL)

(SEAL) Bonnie E. Augustson (SEAL)

STATE OF OREGON, County of Klamath, ss. July 19, 1975
Personally appeared the above named Richard W. Augustson and Bonnie E. Augustson, husband and wife,
and acknowledged the foregoing instrument to be their voluntary act and deed.

From Office of
GANNON, SISKIN & SISEMORE
First Federal Building
Klamath Falls, Oregon

Before me:

Willie L. Smith

Notary Public for Oregon.
My commission expires Oct 8, 1978

STATE OF OREGON,

County of Klamath

ss.

I certify that the within instrument was received for record on the 22 day of JULY 1975, at 3:40 o'clock P.M., and recorded in book M. 75 on page 8310 Record of Deeds of said County.

Witness my hand and seal of County affixed.

WM. D. MILNE

By Hazel Dray County Clerk-Recorder

Deputy

FEE \$ 3.00

Return
Edwin J. Walker
Box 135
Beatty, Oregon 97621

Send Taxes to above address

RECEIVED
JUL 22 1975
3:46 pm