

38-9337 WARRANTY DEED-

LOWELL O. ANDERSON, Grantor, conveys to BRUCE N. THOMSEN and IONE MAY THOMSEN, husband and wife, Grantees, all that real property situate in the County of Klamath, State of Oregon, described as:

A parcel of land lying in the NW 1/4 of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, described as follows: Beginning at a point 1,320 feet East and 786 feet North of an iron pin driven into the ground near the Southwest corner of the said NW 1/4 on the property of Otis V. Saylor, which pin is 30 feet East of the center of a road intersecting the Klamath Falls-Lakeview Highway from the North and 30 feet North of the center of said Highway; thence East 180 feet; thence North 100 feet; thence West 180 feet; thence South 100 feet to the point of beginning.

TOGETHER with a non-exclusive easement for roadway purposes over the following described real property, to-wit:

Beginning at a point thirteen hundred twenty and no/100 feet East and eight hundred eighty-six (886) feet North of an iron pin driven into the ground near the South-West corner of the Northwest quarter of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, on the property of Otis V. Saylor, which pin is thirty (30) feet East of the center of a road intersecting the Klamath Falls-Lakeview Highway from the North and thirty (30) feet North of the center of said Highway; thence East two hundred (200) feet to a point; thence North fifteen (15) feet to a point; thence West two hundred (200) feet to a point; thence South fifteen (15) feet to the point of beginning. Said easement to continue until a street is constructed taking its place.

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 Six Thousand One Hundred and No/100ths (\$6,100.00) DOLLARS.

Until a change is requested, all tax statements shall be mailed to the following address: 3241 Klamath Falls, Or. 97601.

DATED this 29th day of July, 1975.

Lowell O. Anderson

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

1. WARRANTY DEED

RECEIVED
JUL 31 1975

8867

STATE OF *Washington* } ss.
County of *Walla Walla*

July 29, 1975.

Personally appeared the above-named LOWELL O. ANDERSON and acknowledged the foregoing instrument to be his voluntary act. Before me:

John B. Kull
Notary Public for *Washington*
My Commission expires: *12-1-78*

*Return
Dumont Realty
2050 So. 6th
City*

STATE OF OREGON; COUNTY OF KLAMATH; ss.
Filed for record at *3:40* P.M. on *July 31* day of *July* A.D. 1975
Transamerica Title Ins.
uly recorded in Vol. *75*, of *6.00* deeds

By *Hazel D. Milne*
Wm D. MILNE, County Clerk

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

2. WARRANTY DEED