

5709

WARRANTY DEED

ROBERT ALLEN NEWNHAM and PATRICIA A. NEWNHAM, husband and wife,
Grantors, convey and warrant to HERBERT W. WAITS, III and
GWENDOLYN S. WAITS, husband and wife, Grantees, the following
described real property located in Klamath County, State of
Oregon, free of all encumbrances, except as specifically set
forth herein:

Starting at the quarter section corner which is common to Sections
15 and 22, Township 39 South, Range 10 East of the Willamette Meridian,
and running thence North 0°35' West a distance of 562.8 feet along the
North-South center line of Section 15; thence North 57°46' West a dis-
tance of 184.7 feet to the point of beginning; which point of beginning
is on the Southerly right of way line of the Klamath Falls-Lakeview High-
way. From said point of beginning thence North 57° 46' West a distance
of 187.5 feet along said Southerly right of way line of the Klamath Falls-
Lakeview Highway; thence South 0°16' East a distance of 216.6 feet to a
point on the Northerly right of way line of the O. C. & E. Railroad;
thence South 89°55' East a distance of 157.9 feet along said Northerly
right of way line of the O. C. & E. Railroad; thence North 0° 16' West
a distance of 116.8 feet to the point of beginning.

SUBJECT TO:

1. Reservations, restrictions, rights of way, easements
of record and those apparent on the land;
2. Taxes for 1975-76 are now a lien, but not yet due and
payable;
3. Regulations, including levies, assessments, water
and irrigation rights and easements for ditches and canals, of
Klamath Basin Improvement District;

Subject to the terms and provisions of that certain instru-
ment, recorded July 24, 1970 in M-70 at page 6187, as "Notice to
Persons intending to Plat Lands within the Klamath Basin Improvement
District."

The true and actual consideration paid for this conveyance
is \$19,000.00.

WITNESS Grantors' hands this 6th day of October,
1975.

Robert Allen Newnham

Patricia A. Newnham

WARRANTY DEED, PAGE ONE.

75 OCT 6 PM 3 48

STATE OF OREGON,
County of Klamath
Filed for record at request of
TRANSAMERICA TITLE
at 3:48
OCTOBER 6th 1975
M 75
12299
By Hayes
\$ 6.00
WARRANTY DEED, PAGE TWO.

STATE OF OREGON)
County of Klamath) ss.

Personally appeared ROBERT ALLEN NEWNHAM and PATRICIA
A. NEWNHAM, husband and wife, and acknowledged the foregoing
instrument to be their voluntary act and deed.

BEFORE ME:

Susan Kay Way
Susan Kay Way
Notary Public for Oregon
My commission expires *11/1/77*

NOTARY PUBLIC FOR OREGON
My Commission Expires:

UNLESS A CHANGE IS REQUESTED
ALL TAX STATEMENT SHALL BE
SENT TO THE FOLLOWING ADDRESS:

Department of Veteran's Affairs
1225 Ferry Street, S. E.
Salem, Oregon 97310

AFTER RECORDING RETURN TO:

Mr. and Mrs. Herbert W. Waits, III.

*P.O. Box 5185
Klamath Falls
Oregon 97601*

STATE OF OREGON,
County of Klamath,
Filed for record at request of
TRANSAMERICA TITLE INS. CO.
on the 6th day of OCTOBER A.D. 1975
at 3:48 P.M. and duly
certified by me, M. 75 DEEDS
12299
V. J. [Signature], County Clerk
By [Signature] Deputy
\$ 6.00

WARRANTY DEED, PAGE TWO.