

1367-1387

9408

KNOW ALL MEN BY THESE PRESENTS, That
Bercoot, husband of

to grantor paid by James L. Sexton and James M. Sexton, hereinafter called the grantor, for the consideration hereinafter stated.

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 Clatsop, State of Oregon, described as follows, to-wit: parcel of land situated in N1/4SW1/4 of Sec. 11, Twp. 39 S.R. 9 E.W.M., more particularly described as follows:

Beginning at a point marked by an iron pin driven in the ground in the center of a 60 foot roadway from which the section corner common to sections 2, 3, 10 and 11, Twp. 35 S.R. 9 E.W.M. bears north 89 degrees 44 minutes West along the center line of said roadway a distance of 1184.4 feet to a point in the west boundary of said Sec. 11, and North 0 degrees 13 minutes West along the section line 1662.5 feet; running thence north 89 degrees 44 minutes East along the center line of the above mentioned roadway 67.4 feet, more or less, to a point in the Easterly boundary of said Sec. 11; thence North 0 degrees 7 minutes West along said Easterly boundary 331.5 feet, more or less, to the northerly boundary of said S.W. 1/4 of said Sec. 11; thence North 0 degrees 7 minutes West along said North boundary line 70 feet; thence South 89 degrees 44 minutes East 331.5 feet, more or less, to the point of beginning.

Subject to contract and/or lien for irrigation and/or drainage; Easements and rights of way of record and apparent on the land, rules, regulations and assessments of South Suburban Sanitary District.

To Have and to hold unto the above named Grantee, heirs, assigns and assigns forever.

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer stated in the foregoing instrument is \$100.00 and the grantor will warrant and forever defend the above granted premises and every part and parcel thereof against the law-
ful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

⑥ However, the actual consideration consists of or includes other property or value given or promised which is part of the whole consideration (indicate which). ⑥

In construing this deed and where the context so requires, the singular includes the plural
WITNESS grantor's hand this 21st day of February, 1975

Minnie E. Bercat
+ Arthur A. Bercat.

STATE OF OREGON, County of Klamath) ss.
Personally appeared the above named Maurice E. Bercoot and Mildred A. Bercoot, husband
and wife.
and acknowledged the foregoing instrument to be their
voluntary act and deed.

(OFFICIAL SEAL)

Before me: James E. H.
Notary Public for Oregon
My commission expires

NOTE—The sentence between the symbols ①, if not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

WARRANTY DEED

TC

AFTER RECORDING RETURN TO
James S. Sexton
4545 Denver St.
Klamath Falls, Oregon

TAXPAYER'S NAME: JAMES L. HARRIS
 TAXPAYER'S ADDRESS: 1000 S. 10TH AVE.
 EXP. DATE: 12/31/88
 1988-89 FILING YEAR
 PARTIAL YEAR: 0

(DON'T USE THIS SPACE; RESERVED FOR RECORDING LABEL IN COUNTRIES WHERE USED.)

STATE OF OREGON,

County of LOS ANGELES

I certify that the within instrument was received for record on the 14th day of JAN, 1976, at 9:30 o'clock A. M., and recorded in book 1176 on page 627. Record of Deeds of said County.

Witness my hand and seal of County affixed.

COUNTY CLERK

Title.

By Hazel Thayer, Deputy.

Tax statements to: DVA, 1225 Ferry St., SE, Salem, Oregon 97310