

9733

WARRANTY DEED

Vol. 76 Page

1449

KNOW ALL MEN BY THESE PRESENTS, that C. V. GOLDEN and GLADYS M. GOLDEN, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JOHN W. TYRHOLM, hereinafter called the Grantee, 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 Klamath and State of Oregon, described as follows, to-wit:

WEST PARCEL:

A tract of land situated in the NE 1/4 SW 1/4 of Section 1, T 39 S, R 9 E W 1, Klamath County, Oregon, being a portion of that land as described in Deed Volume 160, Page 149, Deed Volume 248, page 193, and Deed Volume 358, Page 159, Klamath County Deed Records, being more particularly described as follows:

Beginning at a 5/8 inch iron pin on the intersection of the east line of Patterson Street and the north line of the NE 1/4 SW 1/4 of said Section 1, said point being N 87°55'21" E 30.02 feet from the 5/8 inch iron pin marking the northwest corner of the NE 1/4 SW 1/4 of said Section 1; thence N 87°55'21" E along the north line of the NE 1/4 SW 1/4 of said Section 1 210.28 feet to a 5/8 inch iron pin; thence S 00°06'12" W 240.53 feet to a 5/8 inch iron pin; thence continuing S 00°06'12" W to the northerly right-of-way line of the State Highway as described in said Deed Volume 358, Page 159; thence northwesterly along said right-of-way line to a 5/8 inch iron pin on the east line of Patterson Street (the long chord between the last two described monuments bears N 62°59'02" W 232.92 feet); thence N 01°00'40" W along the east line of Patterson Street 127.13 feet to the point of beginning, containing 0.92 acres, more or less.

TO HAVE AND TO HOLD the same unto the said Grantee and Grantee's heirs, successors and assigns forever.

And said Grantor hereby covenants to and with said Grantee and Grantee's heirs, successors and assigns, that Grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances, EXCEPT: As noted of record as of the date of this deed and those apparent upon the land, if any, as of the date of this deed.

Warranty Deed
Page -1

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And that Grantor will warrant and forever defend the above granted premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$30,000.00.

In construing this deed and where the context so requires, the singular includes the plural.

WITNESS Grantors' hands this 22 day of October, 1971.

C. V. Golden
C. V. GOLDEN

Gladys M. Golden
GLADYS M. GOLDEN

STATE OF OREGON)

County of Klamath)

ss.

October 22, 1971.

Personally appeared the above-named C. V. GOLDEN and GLADYS M. GOLDEN and acknowledged to me that the foregoing instrument was their voluntary act and deed.

Before me:

Hazel D. Drazel
Notary Public for Oregon
My commission expires: 8-5-75

Ret. JOHN TYRHOLO
PO. Box 548
KLAMATH FALLS, OREG.
97601

MAIL TAX STATEMENT IS TO
ABOVE.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record ~~8-24-76~~

2:35

this 30th day of January A.D. 19 76 at 2:35 o'clock P.M., and

duly recorded in Vol. M 76 of DEEDS on Page 1449

FEE \$ 6.00

Wm D. MILNE, County Clerk

Hazel D. Drazel