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WARRANTY DEED  
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QUINTEN RAY, Grantor conveys and warrants to TERRY L. CLEMENS and LORETTA F. CLEMENS, Grantees, the following described real property located in Klamath County, State of Oregon, free of all encumbrances, except specifically set forth herein:

A parcel of land in the S $\frac{1}{2}$ SE $\frac{1}{4}$ NW $\frac{1}{4}$  of Section 11, Township 39 South, Range 9 East of the Willamette Meridian, more particularly described as follows:

Beginning at a point in the said S $\frac{1}{2}$ SE $\frac{1}{4}$ NW $\frac{1}{4}$  of Section 11, Township 39 South, Range 9 East of the Willamette Meridian which lies North 331.4 feet, and North 88°57' East 98.55 feet from the Southwest corner thereof; thence

continuing North 88°57' East a distance of 98.55 feet, more or less to the Southwest corner of that certain tract conveyed by J. N. Stiles, et ux, to J. Earl Henning, by deed dated March 4, 1949, recorded March 31, 1949; thence

North 0°43' West along the Westerly line of said tract conveyed to J. Earl Henning, a distance of 331.2 feet to the North line of said S $\frac{1}{2}$ SE $\frac{1}{4}$ NW $\frac{1}{4}$ ; thence

South 88°58' West along the North line of said S $\frac{1}{2}$ SE $\frac{1}{4}$ NW $\frac{1}{4}$  a distance of 98.55 feet; thence

South 0°43' East 331.3 feet, more or less to the point of beginning.

SUBJECT TO: reservations, restrictions, rights of way of record and those apparent on the land; regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Irrigation District;

Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District; and

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Reservations, including the terms and provisions thereof, as set out in that certain deed from George H. Burton, et ux., dated November 12, 1947, recorded November 18, 1947 in Volume 214 at page 50 over and across the Southerly 30 feet of said property for road purposes.

The true and actual consideration paid for this conveyance is \$16,000.00.

WITNESS Grantor's hand this 20 day of February, 1976.

*Quinten Ray*

STATE OF OREGON )  
County of Klamath ) ss.

Personally appeared QUINTEN RAY, and acknowledged the foregoing instrument to be his voluntary act and deed.

BEFORE ME:

*Susan Kay Way*  
Susan Kay Way  
Notary Public for Oregon  
My commission expires: 1/4/1977

Unless a change is requested all tax statements shall be sent to the following address:

*Return:*  
FIRST FEDERAL S&L  
540 MAIN ST., K. FALLS

WARRANTY DEED - Page 2

STATE OF OREGON,  
County of Klamath  
Filed for record at request of  
TRANSMERICA TITLE INS. CO  
on this 10 day of February A.D. 76  
at 10:47 o'clock Am. and the  
recorded in Vol. M 76 of DEEDS  
Page 1878  
Wm D. MILNE, County Clerk  
By *Hazel Drake*  
Fee 6.00