

11209

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A-26717

THIS INDENTURE WITNESSETH, that JIMMIE A. WARNER and JANICE WARNER, husband and wife, Grantors, for the consideration hereinafter recited, have bargained and sold, and by these presents do grant, bargain, sell and convey unto FRANK F. GANONG and WILLIAM GANONG, JR., as Trustees of William Ganong Testamentary Trust B, their successors and assigns, Grantees, the following-described premises, situated in Klamath County, Oregon, to-wit:

An undivided one-half interest, being all of Grantors' interest, in the following described real property:

PARCEL 1: The portion of SW $\frac{1}{4}$ NW $\frac{1}{4}$ of Sec. 8, Twp. 39 S., R. 9, E.W.M., described as follows: Beginning at an iron pin in the said SW $\frac{1}{4}$ NW $\frac{1}{4}$ which is at the most Easterly corner of property conveyed to Harold B. and Ruth Beal VanHoozen by deed recorded June 22, 1948, in Deed Vol. 222, page 83, and which lies S. 51° 19½' E. a distance of 620 feet from an iron pin on the Southeasterly right of way line of the Ashland-Klamath Falls Highway, which last described iron pin is 30 feet at right angles Southeasterly from the center of said highway, and lies S. 89° 22½' E. along the section line, a distance of 1321.4 feet and S. 0° 40½' E. (along the 40 line which is also the West line of Westover Terrace) a distance of 626.5 feet and N. 89° 22½' W. a distance of 106.2 feet and S. 38° 40½' W. (along the Southeasterly right of way line of said highway) a distance of 982.6 feet from the Northwest corner of Sec. 8, Twp. 39 S., R. 9, E.W.M.; thence from the point of beginning Southwesterly along the arc of a 2° 14' curve to the right (the long chord of this curve bears S. 41° 45½' W. a distance of 275.4 feet) a distance of 275.4 feet to an iron pin; thence S. 44° 50½' W. 160.5 feet to a point; thence N. 45° 50½' W. 300 feet to a point which is the most Westerly corner of property conveyed to Homer L. and Vera L. Ross by deed recorded Oct. 21, 1950, in Deed Vol. 242, page 641; thence S. 44° 50½' W. 350 feet to an iron pin which is at the most Southerly corner of property conveyed to J. E. and Vivian Eichendorf by deed recorded Oct. 22, 1945, in Deed Vol. 181, page 175; thence South 265.18 feet to a line parallel with the South line of said NW $\frac{1}{4}$ of Section 8 and 250 feet distant therefrom; thence Easterly along said line 1000 feet, more or less, to the East line of W $\frac{1}{2}$ NW $\frac{1}{4}$ of said Section; thence North along said East line of W $\frac{1}{2}$ NW $\frac{1}{4}$ of said Section, 424 feet, more or less, to a point which is S. 51° 19½' E. 320 feet, more or less, from the point of beginning; thence N. 51° 19½' W. 320 feet, more or less, to the point of beginning, said Parcel 1 being the same real property described in Mortgage recorded in Vol. M65 at page 4170 of Klamath County, Oregon, Mortgage Records. SAVING AND EXCEPTING Parcel 2 shown below.

PARCEL 2: A piece or parcel of land situate in the SW $\frac{1}{4}$ NW $\frac{1}{4}$ Section 8, Twp. 39 S., R. 9, E.W.M., Klamath County, Oregon, more particularly described as follows: Beginning at the Southwest corner of the Northwest quarter of said Section 8; thence North along the West line a distance of 250 feet; thence East a distance of 305.3 feet to the true point of beginning; thence North a distance of 265.18 feet to a 3/4 inch pipe at the most Southerly corner of that parcel of property described in Deed Volume 181, page 175; thence North 44° 50½' East a distance of 350 feet to the Southwesterly line of that property described in Deed Volume M72, page 1198; thence South 45° 09½' East a distance of 300 feet, more or less, to the most Southerly corner of the above mentioned property described in Volume M72, page 1198; thence continuing along the same line extended Southeasterly to its point of intersection with a line being parallel to and 250 feet North of the South line of said NW $\frac{1}{4}$ of Section 8; thence West along said line to the true point of beginning, said Parcel 2 being the real property conveyed to Francis D. Brown & Son, Inc. by Deed recorded in Vol. M72 at page 2354 of Klamath County, Oregon, Deed Records.

The true and actual consideration for this transfer is \$1,500.00.

Warranty Deed - Page 1.

GANONG & SISEMORE
Attorneys at Law
540 Main Street
KLAMATH FALLS, ORE.
97601

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1 TO HAVE AND TO HOLD the said premises with their appurtenances unto the
 2 said Grantees, their successors and assigns forever. And the said Grantors do
 3 hereby covenant to and with the said Grantees, their successors and assigns,
 4 that they are the owners in fee simple of said premises; that they are free
 5 from all encumbrances, and that they will warrant and defend the same from all
 6 lawful claims whatsoever.

7 IN WITNESS WHEREOF, they have hereunto set their hands and seals this 2nd
 8 day of March, 1976.

9 Jimmie A. Warner (SEAL)
 10 JIMMIE A. WARNER

11 Janice Warner (SEAL)
 12 JANICE WARNER

13 STATE OF OREGON)
 14 County of Clackamas) SS

15 On this 9 day of March, 1976, personally appeared the above-named
 16 Jimmie A. Warner and Janice Warner, husband and wife, and acknowledged the fore-
 17 going instrument to be their voluntary act and deed.

18 Before me:

18 Radine Thorpe
 19 Notary Public for Oregon

20 (SEAL)
 21 My Commission Expires: 7-22-77

22 Until a change is requested, mail all tax statements to:
 23 Return to Same
 24 Frank F. Ganong, Trustee
 25 323 Main Street
 26 Klamath Falls, Oregon 97601

27 STATE OF OREGON,
 28 County of Klamath
 29 Filed for record at request of
 30 Klamath County Title Co
 31 on this 11th day of MARCH A.D. 1976
 32 at 11:39 o'clock A.M. and duly
 recorded in Vol. 1176 of DEEDS
 Page 3458
 Wm D. MILNE, County-Clerk
 By Kazuo Day
 Fee \$ 6.00

Warranty Deed - Page 2.