

12631

WARRANTY DEED (INDIVIDUAL) *m* 76 Page

5498

WAYNE NEGUS and ROBERTA NEGUS, husband and wife
hereinafter called grantor, convey(s) to
JOHN W. PATTON and EARLA M. PATTON, husband and wife
all that real property situated in the County
of Klamath, State of Oregon, described as:

SEE ATTACHED DESCRIPTION

APR 2 1976

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except
as set forth above
and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$ 16,000.00

Dated this 15th day of April, 1976

Wayne Negus
Wayne Negus
Roberta Negus
Roberta Negus

STATE OF OREGON, County of Klamath) ss.

On this 15th day of April, 1976 personally appeared the above named
Wayne Negus and Roberta Negus and acknowledged the foregoing
instrument to be their voluntary act and deed.

Before me:

Charles A. ...
Notary Public for Oregon
My commission expires: 2-7-80

- * The dollar amount should include cash plus all encumbrances existing against the property to which the property remains subject or which the purchaser agrees to pay or assume.
- ** If consideration includes other property or value, add the following: "However, the actual consideration consists of or includes other property or value given or promised which is part of the the whole consideration." (Indicate which)

WARRANTY DEED (INDIVIDUAL)

TO

After Recording Return to: *John Patton*
116 x 120 John Patton
RT 3 Box 1054
city

STATE OF OREGON:)
County of) ss.

I certify that the within instrument was received for record
on the _____ day of _____, 19____,
at _____ o'clock _____ M. and recorded in book _____
on page _____ Records of Deeds of said County.

Witness my hand and seal of County affixed.

By _____ Title _____
Deputy

5498

The following described real property in Klamath County, Oregon:

Beginning at a point on the Easterly right of way line of the old Dalles-California Highway which lies North 88° 42' West along the section line a distance of 710.5 feet from the iron pin which marks the quarter section corner common to Sections 7 and 18, Township 38 South, Range 9 East of the Willamette Meridian; thence North 6° 02' East 42.3 feet to the true point of beginning of this description; thence continuing North 6° 02' East a distance of 150 feet to a point; thence North 59° 53' East a distance of 227.6 feet to a point; thence South 0° 55' West a distance of 196.9 feet to a point; thence South 89° 09' East a distance of 80 feet to a point; thence South 0° 55' West 69.6 feet to a point; thence North 89° 09' West a distance 289.1 feet to the point of beginning, said tract in SE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 7, Township 38 South, Range 9 East of the Willamette Meridian.

LESS

A parcel of land for road purposes situated in the S $\frac{1}{2}$ of the SW $\frac{1}{4}$ of Section 7, Township 38 South, Range 9 East of the Willamette Meridian, being more particularly described as follows:

Beginning at the quarter corner common to Sections 7 and 18, Township 38 South, Range 9 East of the Willamette Meridian; thence North 88° 42' West along the section line 710.5 feet to the East right of way line of the old Dalles-California Highway; thence North 6° 02' East 182.3 feet to the true point of beginning; thence North 6° 02' East 10 feet; thence North 59° 53' East 227.6 feet; thence South 0° 55' West 10 feet; thence South 59° 53' West 227.6 feet more or less to the point of beginning.

SUBJECT TO:

An easement created by instrument, including the terms and provisions thereof,

Recorded : August 29, 1923 Book: 61 Page: 400
In favor of : The California Oregon Power Company, a corporation
For : Pole line on East side of highway.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of TRANSAMERICA TITLE INS. CO

this 15th day of APRIL A. D. 19 76 at 3:48 o'clock P.M.

July recorded in Vol. M 76, of DEEDS on Page 5498

FEE \$ 6.00

W. D. MILNE, County Clerk

By Hazel Whazil