

1967/50

MTC 443-1902 m Vol. 76 Page 8987

KNOW ALL MEN BY THESE PRESENTS, That husband and wife,

C. E. DUNN and VERA H. DUNN,

, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JOE FARRELL and LOIS FARRELL, husband and wife,

, 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:

A tract of land in the SW $\frac{1}{4}$ of Section 9, Township 39 South, Range 10 East, Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at the Northeast corner of the SW $\frac{1}{4}$ of said Section 9; thence South, along the East line of said SW $\frac{1}{4}$, a distance of 1331.8 feet to the Southeast of the NE $\frac{1}{4}$ SW $\frac{1}{4}$; thence N 89° 48' W, along the South line of the NE $\frac{1}{4}$ SW $\frac{1}{4}$, a distance of 658.35 feet; thence leaving said South line and running N 0° 10' 30" E, a distance of 1339.85 feet to the North line of said SW $\frac{1}{4}$; thence S 89° 07' E, along said North line a distance of 654.4 feet to the point of beginning.

EXCEPTING therefrom that portion in the Southeast corner lying within the limits of Pine Grove Road. RESERVING the North 30 feet and the West 30 feet for a non-exclusive road easement.

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

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 \$ 16,000.00

In construing this deed and where the context so requires, the singular includes the plural, January 21, 1974

WITNESS grantor's hand this 21 day of January, 1974

C. E. DUNN

VERA H. DUNN

STATE OF OREGON, County of Klamath) ss. January 21, 1974
Personally appeared the above named C. E. DUNN and VERA H. DUNN, husband and wife,

and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: *Jay Bentley*
Notary Public for Oregon
My commission expires 2/7/77

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

WARRANTY DEED

C. E. DUNN and VERA H. DUNN

TO
JOE FARRELL and LOIS FARRELL

AFTER RECORDING RETURN TO

Mountain Title Co
attn. - Marlene
404 Main St.

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

SEE \$ 3.00

STATE OF OREGON

County of Klamath) ss.

I certify that the within instrument was received for record on the 17th day of JUNE, 1976, at 11:59 o'clock A.M., and recorded in book M 76 on page 8987 or as file number 15090, Record of Deeds of said County.

Witness my hand and seal of County affixed.

WM. D. MILNE

COUNTY CLERK

By *Glenn Dwyer* Deputy

No.

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