

10045

- WARRANTY DEED

Vol. ¹⁰⁰ 10340

JUL 8 AM 11 56

KNOW ALL MEN BY THESE PRESENTS, That EDWARD E. BARRON and GWEN BARRON, husband and wife, Grantors, for the consideration hereinafter stated, do hereby grant, bargain, sell and convey unto C. FORD LIDAY and HELEN M. LIDAY, husband and wife, Grantees, the following described real property situated in Klamath County, Oregon, to-wit:

Beginning at a point on the south line of FAIRACRES SUBDIVISION NO. 1 which point is West 30 feet and North 0°11' East, 30 feet from the corner common to Sections 35 and 36, Twp. 38 South, and Sections 1 and 2, Twp. 39 South, all in Range 9 E.W.M.; thence North 0°11' East parallel to the East line of Tract 68, a distance of 80 feet to the true point of beginning; thence continuing North 0°11' East 183.2 feet; thence West 75.25 feet; thence South 183.2 feet; thence East 75.25 feet, more or less, to the true point of beginning, being a portion of Tract 68 of FAIRACRES SUBDIVISION NO. 1,

SUBJECT TO: acreage and use limitations under provisions of United States Statutes and regulations issued thereunder; contract and/or lien for irrigation and/or drainage; rules, regulations and assessments of South Suburban Sanitary District; reservations of record; easements and rights of way of record or apparent on the land; and to Trust Deed given by Edward E. Barron and Gwen C. Barron, grantors, to Oregon Title Insurance Company as Trustee for First National Bank of Oregon as beneficiary, recorded June 28, 1965 in Microfilm records Deed Vol. 231, page 191, Klamath County, Oregon records, which Trust Deed grantees expressly assume and agree to pay and perform.

TO HAVE AND TO HOLD the same unto grantees, their heirs and assigns, forever.

And Grantors hereby covenant to and with grantees, their heirs and assigns, that they are lawfully seized in fee simple of the above granted premises, free from all encumbrances, except as above set forth, and that they will warrant and forever defend the said premises and every part thereof against the lawful claims and demands of all persons whomsoever, except as above set forth.

The true and actual consideration paid for this transfer is \$15,000.00.

IN WITNESS WHEREOF, Grantors have hereunto set their hands this 23rd day of January 1976.

STATE OF OREGON

County of Klamath

Personally appeared the within named Edward E. Barron and Gwen Barron, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed. Before me:

Notary Public for Oregon
My Commission expires: 8-7-79

Until a change is requested
all tax statements shall be sent to:

FFS+L - 56th St. & Reb'

STATE OF OREGON; COUNTY OF KLAMATH; ss.

I hereby certify that the within instrument was received and filed for record on the 8th day of JULY A.D., 1976 at 11:56 o'clock A.M., and duly recorded in Vol. M 76 of DEEDS on Page 10340.

FEE \$ 3.00

WM. D. MILNE, County Clerk

By Hazel Drazic Deputy