

THIS INDENTURE WITNESSETH That JOHN D. MERRYMAN and MILDRED MERRYMAN, husband and wife, herein called "grantors", for the consideration hereinafter stated, have bargained and sold and by these presents do grant, bargain, sell and convey to HARRY R. WAGGONER and NORMA E. WAGGONER, husband and wife, herein called "grantees", their heirs and assigns forever, an undivided one-half interest in and to the following-described premises, situated in Klamath County, State of Oregon:

PARCEL 1: Beginning at a point on the South boundary line of the SE $\frac{1}{4}$ NW $\frac{1}{4}$ , Section 2, Township 39 S., R. 9 E.W.M., 825.0 feet East of the Southwest corner of said SE $\frac{1}{4}$ NW $\frac{1}{4}$ , Section 2; thence North a distance of 390.0 feet to the true point of beginning of this description; thence continuing North a distance of 930.0 feet, more or less, to the North line of said SE $\frac{1}{4}$ NW $\frac{1}{4}$ , Section 2; thence West, along said North line, a distance of 165.0 feet; thence South a distance of 792.0 feet; thence East a distance of 82.5 feet; thence South a distance of 138.0 feet; thence East a distance of 82.5 feet, more or less, to the true point of beginning.

PARCEL 2: The Westerly 12 feet of the Southerly 97.7 feet of Tract 6, PLEASANT HOME TRACTS, according to the duly recorded plat thereof on file in the records of Klamath County, Oregon.

PARCEL 3: The Westerly 12 feet of the following-described property: Beginning at an iron pin which bears S. 88°05' West a distance of 20.4 feet and N. 0°59' West a distance of 560 feet, and S. 89°25' West a distance of 245.5 feet from the iron pin which marks the center of Section 2, Township 39 S., R. 9 E.W.M., and running thence S. 89°25' West, parallel to the most Southerly line of Pleasant Home Tracts, a distance of 312 feet to a point; thence N. 0°59' West, parallel to the center line of Miller Lane, a distance of 157.6 feet, more or less, to a point which is on the Southerly line of Pleasant Home Tracts extended Westerly; thence N. 89°25' East along said Southerly line of Pleasant Home Tracts, a distance of 312 feet; thence S. 0°59' East, parallel to the center line of Miller Lane, a distance of 157.6 feet, more or less, to the point of beginning.

PARCEL 4: The Westerly 12 feet of the Northerly 155 feet of the following-described property: Beginning at a point on the South boundary line of the SE $\frac{1}{4}$ NW $\frac{1}{4}$ , Section 2, Township 39 S., R. 9 E.W.M., 825 feet East of the SW corner of said SE $\frac{1}{4}$ NW $\frac{1}{4}$ , said Section 2; thence East 80 feet along the South boundary line of said SE $\frac{1}{4}$ NW $\frac{1}{4}$ , said Section 2; thence North 545 feet to a point; thence West 80 feet to a point; thence South 545 feet to the point of beginning; together with all water rights appurtenant or to become appurtenant thereto.

PARCEL 5: The West 20 feet of the following-described property: Beginning at a point on the South boundary line of the SE $\frac{1}{4}$ NW $\frac{1}{4}$  of Section 2, Township 39 S., R. 9 E.W.M., 742.5 feet East of the Southwest corner of said SE $\frac{1}{4}$ NW $\frac{1}{4}$ , Section 2; thence East, along said South line, a distance of 82.5 feet to a point; thence North a distance of 390.0 feet to a point; thence West a distance of 82.5 feet to a point; thence South a distance of 390.0 feet,



more or less, to the point of beginning, LESS AND EXCEPTING therefrom any portion thereof contained within the existing right of way of The Dalles-California Highway (South Sixth Street).

PARCEL 6: A portion of the SE $\frac{1}{4}$  Section 2, Township 39 S., R. 9 E.W.M., described as follows: Beginning at a 1-inch axle marking the Southwesterly corner of Lot 82, PLEASANT HOME TRACTS; thence N. 89°24'30" East along the Southerly boundary of said Lot and said Pleasant Home Tracts, a distance of 660.20 feet to a  $\frac{3}{4}$  inch iron pipe; thence S. 00°35'00" East a distance of 810.90 feet to the Northwest corner of that parcel of land deeded to Cecil Green, Sr. and Vida Green in Deed Volume 132, Page 526, records of Klamath County, Oregon, to the true point of beginning; thence continuing S. 00°35'00" East a distance of 220 feet to a  $\frac{5}{8}$  inch iron pin; thence N. 89°32'42" East a distance of 82.5 feet to a  $\frac{5}{8}$  inch iron pin; thence N. 00°35'00" West a distance of 220 feet to a point; thence S. 89°32'42" West, a distance of 82.50 feet, to the point of beginning.

SUBJECT TO: (1) Regulations, levies, assessments, contract and/or lien for irrigation and/or drainage of Klamath Project.  
 (2) Regulations, levies, liens, assessments, rights of way and easements of South Suburban Sanitary District.  
 (3) Terms and provisions of that certain lease agreement dated January 1, 1974, given to Ore-Cal Mobile Estates, Inc., an Oregon corporation.  
 (4) Easements and rights of way of record or apparent on the land, if any.  
 (5) Terms and provisions of that certain agreement between Harry R. Waggoner as vendee and Malvin A. Bixler, et ux, as vendors, recorded in Volume M-72, Page 2292, Deed Records of Klamath County, Oregon, affecting Parcel 6 only,

together with all tenements, hereditaments and appurtenances hereunto belonging or appertaining, and all estate, right, title and interest in and to the same.

TO HAVE AND TO HOLD said premises unto grantees, their heirs and assigns forever. Said grantors do covenant to and with said grantees, their heirs and assigns, that they are the owners of said premises, being lawfully seized in fee simple thereof; that said premises are free from all encumbrances, except as stated above; and that they and their heirs and representatives will warrant and defend the same from all lawful claims whatsoever.

The true and actual consideration for this transfer is the conveyance by grantees to grantors of other real property situated in Klamath County, Oregon.

IN WITNESS WHEREOF, We have hereunto set our hands this 1st day of July, 1976.

*Mildred Merryman*  
*John R. Merryman*

(Warranty Deed - 2)



10362

STATE OF OREGON }  
County of KLAMATH }

ss.

July 1, 1976

Personally appeared the above-named JOHN D. MERRYMAN and MILDRED MERRYMAN, husband and wife, known to me to be the identical persons described as grantors in the foregoing Deed, and acknowledged said instrument to be their voluntary act and deed.

Before me:

Herman F. Smith  
NOTARY PUBLIC FOR OREGON  
My commission expires 12-21-78

SEND TAX STATEMENTS TO: Ret:-

HARRY R. and NORMA E. WAGGONER

P. O. Box 664

Klamath Falls, Oregon 97601

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record ~~XXXXXXXXXX~~

this 8th day of JULY A. D. 1976 at 3:13 o'clock P. M. and

duly recorded in Vol. M 76, of DEEDS on Page 10360

FEE \$ 9.00

Wm D. MILNE, County Clerk  
By Hazel Smith

(Warranty Deed - 3)