

## WARRANTY DEED

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WARREN R. McNEELY and LOIS L. McNEELY, husband and wife, hereinafter called grantors, conveys to LEROY F. HARDENBROOK and VERA M. HARDENBROOK, husband and wife, all that real property situate in the County of Klamath, State of Oregon, described as:

A portion of the NE 1/4 NW 1/4 of Section 3, township 40 South, Range 9, E.W.M., Klamath County, Oregon, more particularly described as follows: Beginning at a 5/8 inch iron pin on the South line of the Midland Road which bears So. 0° 30'53" E. a distance of 30.0 feet from the North quarter corner of said Section 3; thence S. 0°30'53" E. along the East line of said NE 1/4 NW 1/4 a distance of 1288.75 feet to a 5/8 inch iron pin; thence N. 89°48'10" W. a distance of 299.5 feet to a 5/8 inch iron pin; thence N. 0°30'53" W. a distance of 1287.28 feet to a 5/8 inch iron pin on the South line of Midland Road; thence N. 89°54'58" E. along said South line a distance of 299.5 feet to the point of beginning. LESS that portion lying within the right of way of the U.S.R.S. C-4 Lateral. EXCEPTING THEREFROM, a 14 foot easement along the Northerly boundary of the above described property for irrigation, ditch and pipe maintenance.

and covenant that grantor is the owner of the above described property free of all encumbrances except reservations, restrictions, easements and rights of way of record and those apparent upon the land; rules, regulations, liens and assessments of water users and sanitation districts; 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 Twelve Thousand and No/100ths (\$12,000.00) DOLLARS.

The foregoing recital of consideration is true as I verily believe.

DATED this 11 day of July, 1972.

*Warren R. McNeely*  
*Lois L. McNeely*

STATE OF OREGON )  
County of Klamath ) ss.

July 11, 1972.

Personally appeared the above named WARREN R. McNEELY and LOIS L. McNEELY, husband and wife, and acknowledged the foregoing instrument to be their voluntary act. Before me:

*Buccio L. Duval*  
Notary Public for Oregon  
My Commission expires: 10-11-74

Return to  
L.F. Hardenbrook  
Old Midland Road 6808 SAGE WAY  
Klamath Falls, Ore.  
Taxes to same address

STATE OF OREGON; COUNTY OF KLAMATH; ss.

I hereby certify that the within instrument was received and filed for record on the 24th day of AUGUST A.D., 19 76 at 4:38 o'clock P.M., and duly recorded in Vol. M 76 of DEEDS on Page 13242.

FEE \$ 3.00

WM. D. MILNE, County Clerk

By *Hazel H. Hargis* Deputy