

A-27145

19037

Vol. M16 Page 14475

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That I, Janice L. Mahurin, formerly Janice L. Armstrong, for and in consideration of the sum of \$25,500.00 have bargained and sold and by these presents does bargain, sell and convey unto Willard E. Keller and Carol Keller, husband and wife, the following described real property situated within Klamath County, State of Oregon, to-wit:

A tract of land situated in the SE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 34, Township 36 South, Range 14 East of the Willamette Meridian, being more particularly described as follows:

Beginning at the south one-quarter corner of said section; thence North along the center section line 200 feet; thence West parallel with the South Section line of said Section, 268 feet; thence South parallel with said center line 200 feet to the South Section line; thence East along said South Section line 268 feet to the point of beginning.

TO HAVE AND TO HOLD the above granted premises unto the grantees and unto their heirs and assigns forever. The grantor does covenant with the grantees that they are lawfully seised of a merchantable fee simple title to the above granted premises; that said premises are free of all liens and encumbrances excepting; (1) Right of way, including the terms and provisions thereof, given by W.R. Haskin and Grace Haskin, husband and wife, to the California Oregon Power Company, dated December 1, 1937, recorded December 15, 1937 in Deed Volume 113 page 385, records of Klamath County, Oregon; (2) Easement, including the terms and provisions thereof, given by Paul J. Lambertson and Dixie Lee Lambertson, husband and wife, to Bly Sanitary District, dated April 3, 1974, recorded April 10, 1974 in Deed Volume M74 page 4425, Microfilm records of Klamath County, Oregon;

76 SEP 15 AM 11 42

Ret. Robert H. Michael
35 S. St.
76 SEP 15 PM 12 26

NOTARY PUBLIC
STATE OF OREGON

STATE OF OREGON
I hereby

(3) Easements, including the terms and provisions thereof, given by Paul J. Lambertson and Dixie Lee Lambertson, husband and wife, to Bly Sanitary District, recorded April 10, 1974, page 4425 and recorded June 8, 1975, in Deed Volume M75 page 6130 and Deed Volume M75 page 6138, Microfilm records of Klamath County, Oregon;

(4) Easement, including the terms and provisions thereof, in favor of Deward L. Patzke and Opel V. Patzke, dated December 27, 1973, recorded December 31, 1973 in Volume M73 page 16764, Microfilm records of Klamath County, Oregon, for access; and (5) Easement, including the terms and provisions thereof, in favor of Melvin Hammack and Sharon Hammack, dated January 24, 1974, recorded January 29, 1974, in Volume M74 page 999, Microfilm records of Klamath County, Oregon. The grantor does further covenant that she will forever warrant and defend the above granted premises unto the grantees, their heirs and assigns against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF the grantor has hereunto set her hand and seal this 27th day of August, 1976.

STATE OF OREGON }
County of Lake } :SS

On this 27th day of August, 1976, before me personally appeared the within named Janice L. Mahurin, formerly Janice L. Armstrong, and she did then and there acknowledge that she executed the foregoing instrument.

Janice L. Mahurin (SEAL)
Notary Public for Oregon
My Commission Expires 1-30-77

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

Willard E. and Carol Keller
Bly, Oregon 97622

STATE OF OREGON; COUNTY OF KLAMATH; ss.

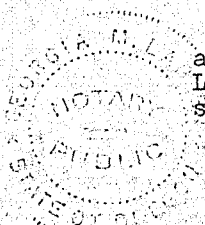
I hereby certify that the within instrument was received and filed for record on the 15 day of September A.D., 1976 at 11:42 o'clock A. M., and duly recorded in Vol M76 of Deeds on Page 14475.

WM. D. MILNE, County Clerk

By Shirley Lee Cooper Deputy

FEE \$6.00

Ret: Robert H. Nichols Atty
35 W. St. Smith
Lakenew, Or 97630



STATE OF OREGON
County of Malin
September 27

Personally appeared
K. Paxton
husband and
agent to be
their
(OFFICIAL SEAL)
Notary Public
My Commission Expires 1-30-77

Raymond K. & E. Ju
P. O. Box 404
Malin, Oregon 97632

Gary S. & Cheri L. N
P. O. Box 159
Malin, Oregon 97632

After recording return to:
Donald M. Ratliff
Attorney at Law
Merrill, Oregon