

19452

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WARRANTY DEED

THE ESTATE OF HAROLD L. DAVIS, aka, HAROLD LLOYD DAVIS, a Guardianship, by and through, the duly appointed, qualified and acting Co-Guardian and Conservator, RAMONA SOTO RANK, Grantor conveys and warrants to CARL L. MEARS and LORETTA MEARS, husband and wife, Grantees, the following described real property, located in Klamath County, State of Oregon, free of all encumbrances, except as specifically set forth herein:

PARCEL 1: A tract of land situated in the NE 1/4 SE 1/4 of Section 9, Township 39 South, Range 10 East of the Willamette Meridian, more particularly described as follows: Beginning at a one-half inch iron pin on the East line of said Section 9, said point being South 00°08' West a distance of 30.00 feet from the 5/8 inch iron pin marking the East one-fourth corner of said Section 9; thence South 00°08' West along the East line of said Section 9, a distance of 208.71 feet to a one-half inch iron pin; thence North 89° 52' West a distance of 208.71 feet to a one-half inch iron pin; thence North 00°08' East parallel with the East line of said Section 9 a distance of 208.53 feet to a one-half inch iron pin; thence South 89°55' East a distance of 208.71 feet to the point of beginning.

PARCEL 2: A tract of land situated in the NE 1/4 SE 1/4 of Section 9, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows: Beginning at a point on the East section line of said Section 9, which is South 00° 08' West a distance of 238.71 feet from the 5/8 inch iron pin marking the East one-fourth corner of said Section 9, and said point being the Southeast corner of that certain tract of land described as Parcel 1 in deed recorded April 28, 1966 in Volume M66 at page 3788 of Klamath County, Oregon, Deed Records; thence South 00°08' West along said East line of Section 9, a distance of 160.83 feet, more or less, to a point which is the Northeast corner of that certain tract of land conveyed to Ethelda Croft by deed recorded in Volume M66 at page 6590 of Klamath County, Oregon Deed Records; thence North 89° 52' West along the North line of said Croft tract a distance of 208.71 feet, more or less, to the Northwest corner of said Croft Tract; thence North 0° 08' East parallel with said East line of said Section 9, a distance of 160.83 feet,

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more or less, to the Southwest corner of said tract of land described as Parcel 1 in said Deed Recorded in Volume M66, page 3788 of Klamath County, Oregon Deed Records; thence South 89°52' East along the South line of said Parcel 1 a distance of 208.71 feet, more or less, to the point of beginning.

SUBJECT TO:

1. Reservations, restrictions, rights of way, easements of record and those apparent on the land;
2. Taxes for the fiscal year 1976-77, a lien, but not yet due and payable;
3. The rights of the public in and to that portion of the premises herein described lying within the limits of existing roads;
4. Right of Way for transmission lines and incidentals as conveyed to the Pacific Telephone and Telegraph Company by instrument recorded August 1, 1942, in Volume 149, page 41, Deed Records of Klamath County, Oregon. (General location).

The true and actual consideration paid for this conveyance is \$47,200.00.

WITNESS Grantor's hand this 15th day of September, 1976.

Ramona Soto Rank

STATE OF OREGON)
) ss.
County of Klamath)

Personally appeared RAMONA SOTO RANK, the duly appointed, qualified and acting Co-Guardian and Conservator of the Estate of HAROLD L. DAVIS, aka, HAROLD LLOYD DAVIS, a Guardianship, and acknowledged te foregoing instrument to be her voluntary act and deed.

BEFORE ME:

Susan Kay Way
Susan Kay Way
Notary Public for Oregon
My commission expires 6/4/1977

NOTARY PUBLIC FOR OREGON
My Commission Expires:

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

First Federal Savings & Loan Association
540 Main Street
Klamath Falls, Oregon 97601

AFTER RECORDING RETURN TO:

~~Mr. and Mrs. Carl L. Moore~~

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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 September A.D., 1976 at 3:17 o'clock P. M., and duly recorded in Vol. M76 of Deeds on Page 15087.

FEE fee \$6.00

WM. D. MILNE, County Clerk

By *Barbara L. Lane* Deputy