

1967 / SC

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KNOW ALL MEN BY THESE PRESENTS, That James D. Charles and Shirley L. Charles, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by John J. Noller and Sharon M. Noller, husband and wife, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

A tract of land in the NE1/4NW1/4 of Section 9, Township 39 South, Range 10 East of the Willamette Meridian, more particularly described as follows:

Beginning at a point on the North-South center line of said Section 9 which bears South 0°06' West, a distance of 770.5 feet from the one-quarter section corner common to Sections 4 and 9, said Township and Range; thence continuing South 0°06' West, along said center Section line, a distance of 508.3 feet, more or less, to the Southeast corner of said NE¼NW¼; thence North 89°30' West along the South line of said NE¼NW¼, a distance of 655.2 feet to a point; thence North 0°06' East, parallel to the East line of said NE¼NW¼, a distance of 501.65 feet to a point; thence North 89°55' East, a distance of 655.1 feet, more or less, to the point of beginning.

Subject to a 25 foot easement along the West side of said Tract.

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.  
And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except as noted of record and those apparent upon the land, if any, as of the date of this Deed:

and that grantor will warrant and forever defend the above granted premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$12,500.00

In construing this deed and where the context so requires, the singular includes the plural.  
WITNESS grantor's hand this 11 day of January 1970

STATE OF OREGON, County of Klamath ) ss. Shirley L. Charles  
Personally appeared the above named James D. Charles and Shirley L. Charles,  
husband and wife,  
and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: Calvin F. Fyfe  
Notary Public for Oregon  
My commission expires Nov. 4, 1973

NOTE—The sentence between the symbols ①, if not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

## WARRANTY DEED

TO

AFTER RECORDING RETURN TO

Sharon M. Noller  
1918 Caislon Drive  
Klamath Falls, Oregon 9760

(DON'T USE THIS  
SPACE; RESERVED  
FOR RECORDING  
LABEL IN COUN-  
TIES WHERE  
USED)

FEE \$ 3.00

STATE OF OREGON

County of KAMATH SS.

I certify that the within instrument was received for record on the 4th day of OCTOBER, 1976 at 12:37 o'clock P.M., and recorded in book M. 76 on page 15551. Record of Deeds of said County.

Witness my hand and seal of  
County affixed.

WM. D. MILNE

COUNTY CLERK

**Title.**

By Hazel D. Daniel Deputy