

38-119440P

RICHARD MORGAN and JANE MORGAN, husband and wife,

hereinafter called grantor, convey to KLAMATH DEVELOPMENT COMPANY,  
an Oregon corporation, all that real property situated in  
Klamath County, State of Oregon, described as:

A tract of real property in Government Lot Number 1 of  
Section 31, Township 39 South, Range 8 East of the Wil-  
lamette Base and Meridian, Klamath County, Oregon; par-  
ticularly described as follows:

Beginning at the Southeast corner of Government Lot  
Number 1, which is also the fractional section, or meander,  
corner on the south boundary of Section 31, T.39S., R.8E.,  
W.B.&M.; thence N. 30°00'W., 75.25 feet to the easterly  
terminus of the northerly line of River Street as shown  
on the official plat of the town of Doten, recorded in  
Volume 1, Page 19 of Town Plat records of Klamath County,  
Oregon; thence N.57°00'W. along said northerly line of  
River Street a distance of 906.00 feet to the true point  
of beginning of this description, which point bears  
N.33°00'E., 50.00 feet from the northwest corner of Lot 1,  
Block 3 of aforesaid platted Town of Doten; thence S.33°00'W.  
along the west boundary of same a distance of 630.00 feet to  
the southerly line of Pine Street as shown on said plat;  
thence S.57°00'E. along said southerly line of Pine Street  
58.60 feet to the south boundary of Government Lot No. 1;  
thence S.89°55'W. along same a distance of 373.20 feet, more  
or less, to the most southeasterly corner of that parcel of  
land recorded in Volume 291, Page 318 of deed records of  
Klamath County, Oregon; thence north along the east boundary  
of said parcel of land and continuing along its projection,  
which is also the east boundary of those lands recorded in  
M68, Page 6461 and Volume 315, Page 428 of deed records,  
a combined distance of 555.00 feet to the northeast corner  
of that land described in deed Volume 315, Page 428, afore-  
said; thence West, along the north boundary of same, 60.00  
feet to the west boundary of aforesaid Government Lot 1;  
thence north along same 318.16 feet, to the most southerly  
corner of that land described in Volume 338, Page 204,  
of deed records; thence N.32°52'E. along the southeast-  
erly boundary of same and continuing along its projection,  
which is also the southeasterly boundary of that land  
recorded in Volume 312, Page 588, a combined distance of  
731.00 feet to the easterly boundary of said Lot 1, bor-  
dering Klamath River; thence S.38°50'E. along same, a  
distance of 822.68 feet more or less, to the northerly  
projection of the west boundary of aforesaid platted Town  
of Doten; thence S.33°00'W. along same 340.41 feet to the  
true point of beginning, containing 18.48 acres, more or less;

and covenant that grantor is the owner of the above-described prop-  
erty 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 user and

977 JAN 5 PM 3 39



sanitation districts; 1969-70 taxes which are now a lien but not yet payable, 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 Twenty-One Thousand Six Hundred and No/100ths (\$21,600.00) DOLLARS.

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

Dated this 26th day of September, 1969.

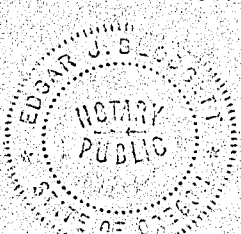
Richard Morgan

Jane Morgan

STATE OF OREGON ) ss.  
County of Klamath)

September 26, 1969.

Personally appeared the above-named RICHARD MORGAN and JANE MORGAN, husband and wife, and acknowledged the foregoing instrument to be their voluntary act. Before me:



Edgar J. Blodgett  
Notary Public for Oregon  
My Commission Expires: June 20, 1973

STATE OF OREGON; COUNTY OF KLAMATH; ss.

led for record at request of TRANSAMERICA TITLE INS. CO.  
this 5th day of JANUARY A. D. 1977 at 3:39 o'clock P.M., and  
duly recorded in Vol. M 77, of DEEDS on Page 240

FEE \$ 6.00

Wm D. MILNE, County Clerk

By Hazel Drake

After Recording Return to  
Klamath River Acres of Oregon, Ltd.  
Box 52  
Keno, Ore. 97627

WARRANTY DEED  
Page (2)