

A-27623

24499

WARRANTY DEED

Vol. 17 Page

1215

THIS INDENTURE WITNESSETH, That HARRY R. WAGGONER, herein called "grantor", in consideration of SIXTY-TWO THOUSAND FIVE HUNDRED AND NO/100 DOLLARS to him paid, has bargained and sold and by these presents does grant, bargain, sell and convey to WAYNE N. HORTON, herein called "grantee", his heirs and assigns forever, the following-described premises, situated in Klamath County, State of Oregon:

A portion of the SE1/4, Section 2, Township 39 S., R. 9 E.W.M., more particularly described as follows: Beginning at a 1-inch axle marking the southwesterly corner of Lot 82, Pleasant Home Tracts, a duly recorded subdivision; thence N. 89°24'30" E. along the southerly boundary of said Lot 82 and said Pleasant Home Tracts a distance of 660.20 feet to a 3/4-inch iron pipe; thence S. 00°35'00" E. a distance of 1301.82 feet to the northerly right of way line of South Sixth Street (State Highway No. 140); thence N. 88°59'04" E. along said northerly right of way line 102.50 feet to the true point of beginning as marked by a P-K Nail; thence continuing along said northerly right of way line N. 88°59'04" E. 142.50 feet to a 1/2-inch iron pin on the easterly line of that parcel of land as described in Deed Volume M-72, Page 760, records of Klamath County, Oregon; thence along said easterly line N. 00°35'00" W. 282.88 feet to a 1/2-inch iron pin; thence N. 88°35'00" W. 122.52 feet to a P-K Nail; thence S. 45°25'00" W. 27.79 feet to a P-K Nail; thence S. 00°35'00" E. 268.93 feet to the true point of beginning, containing 40,522 square feet (0.93 acres), more or less, with bearings based on Survey No. 1480, as recorded in the office of the Klamath County Surveyor.

SUBJECT TO: (1) Liens and assessments of Klamath Project and Enterprise Irrigation District, and regulations, contracts, easements, water and irrigation rights in connection therewith. (2) Unpaid charges or assessments of Enterprise Irrigation District. (3) Rules, regulations and assessments of South Suburban Sanitary District. (4) Rights of the public in and to any portion of the herein-described property lying within the boundaries of public roads or highways. (5) Access restrictions and easement for slope purposes, including the terms and provisions thereof, contained in deed from Lois D. Abbey, a widow, to the State of Oregon, by and through its State Highway Commission, dated February 11, 1964, recorded February 18, 1964, in Deed Volume 351, Page 181, records of Klamath County, Oregon.

TOGETHER WITH an easement and right of way along and upon a strip 30 feet in width lying adjacent to and parallel with the westerly boundary line of the above-described property for ingress and egress to and from said property.

RESERVING, HOWEVER, to grantor, his heirs, successors and assigns, a right of way and easement along and upon the easterly 10 feet of the above-described property for public utilities.

Together with all tenements, hereditaments and appurtenances hereunto belonging or appertaining, and all estate, right, title and interest in and to the same.

TO HAVE AND TO HOLD said premises unto grantee, his heirs and

(Warranty Deed - 1)

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assigns forever. Said grantor does covenant to and with said grantee, his heirs and assigns, that he is the owner of said premises, being lawfully seized in fee simple thereof; that said premises are free from all encumbrances, except as stated above; and that he and his heirs and representatives will warrant and defend the same from all lawful claims whatsoever.

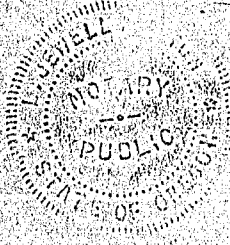
The true and actual consideration for this transfer is \$62,500.00.

IN WITNESS WHEREOF, I have hereunto set my hand this 19th day of January, 1977.

STATE OF OREGON } ss. January 19, 1977
County of KLAMATH)

Personally appeared HARRY R. WAGGONER, known to me to be the identical person described as grantor in the within Deed, and acknowledged the foregoing instrument to be his voluntary act and deed.
Before me:

[Signature]
NOTARY PUBLIC FOR OREGON
My commission expires 8/14/79



STATE OF OREGON; COUNTY OF KLAMATH; ss.
Filed for record at request of KLAMATH COUNTY TITLE CO
this 21st day of JANUARY A. D. 1977 at 3:50 o'clock P.M., and
duly recorded in Vol. M 77, of DEEDS on Page 1215

FEE \$ 6.00

W. D. MILNE, County Clerk
[Signature]

Ret: Klamath Co. Title

SEND TAX STATEMENTS TO:
WAYNE N. HORTON
1450 Carlson Drive, Klamath Falls, Oregon 97601

(Warranty Deed - 2)