

27392

WARRANTY DEED (INDIVIDUAL)

Vol. 11 Page 5279

EVELYN KNIGHT

WESLEY W. OWEN and CORA J. OWEN, husband and wife

of Klamath, State of Oregon, described as:

A parcel of land lying in the fractional S $\frac{1}{2}$ NW $\frac{1}{4}$ of Section 16, Township 41 South, Range 8 East of the Willamette Meridian, the said parcel being described as follows:

Beginning at a point on the Easterly line of the right of way of the California Northeastern Railway Company as determined from the grant of right of way to said California Northeastern Railway Company by the deed dated May 10, 1907, and recorded June 7, 1907, in Book 22, at page 549, Deed Records of Klamath County, Oregon 600 feet (when measured along the Easterly boundary of the said right of way) Northeasterly from the intersection of the said right of way with the Southerly line of said fractional S $\frac{1}{2}$ NW $\frac{1}{4}$, Section 16, Township 41 South, Range 8 East of the Willamette Meridian; thence Southwesterly along the Easterly boundary of said right of way to its intersection with the Southerly line of said S $\frac{1}{2}$ NW $\frac{1}{4}$; thence East 886 feet along said Southerly boundary of fractional S $\frac{1}{2}$ NW $\frac{1}{4}$; thence North 366 feet to a point; thence in a Northwesterly direction along a straight line to the point of beginning; (description continued on reverse of this document)... and covenant(s) that grantor is the owner of the above described property free of all encumbrances except as set out on the reverse of this document

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 \$ 4,000.00

Dated this 23rd day of March 23rd, 19 77.

Evelyn Knight
Evelyn Knight

STATE OF ~~OREGON~~ OKLAHOMA, County of OKLAHOMA) ss.

On this, the 23rd day of March, 19 77, personally appeared the above named Evelyn Knight

instrument to be her voluntary act and deed.

Before me:

Vivienne Moore

Notary Public for ~~OREGON~~ OKLAHOMA

My commission expires: Nov 2, 1980

The dollar amount should include cash plus all encumbrances existing against the property to which the property remains subject or which the purchaser agrees to pay or assume.

If consideration includes other property or value, add the following: "However, the actual consideration consists of or includes other property or value given or promised which is part of the/the whole consideration." (Indicate which)

WARRANTY DEED (INDIVIDUAL)

KNIGHT
TO

OWEN

After Recording Return to:
Mr. and Mrs. Wesley Owen
Route #3, Box 247
Klamath Falls, OR 97601

Send Tax Statements to:
Mr. and Mrs. Wesley Owen at the
above noted address.

STATE OF OREGON,

County of

I certify that the within instrument was received for record
on the _____ day of _____, 19____,
at _____ o'clock _____ M. and recorded in book _____
on page _____ Records of Deeds of said County.

Witness my hand and seal of County affixed.

By

Title

Deputy

(description continuation)

...saving and excepting therefrom the right of way for public highway given to Klamath County by deed October 3, 1933, and recorded October 5, 1933 in Book 101 at page 468, Deed Records of Klamath County, Oregon. 5280

- SUBJECT TO: 1) Perpetual easement granted to The Pacific Telephone Co. as evidenced by Book 113, page 378, Deed Records, with right to place, construct, operate and maintain, inspect, reconstruct, repair, replace and keep clear poles and anchors with wire, cables, fixtures and appurtenances, across and over Lot 5, and the right to cut down and remove all trees or sufficient height to fall across the land.
- 2) Right of way over and easement across Lots 1 and 4 of Section 16, granted to California Oregon Power Company as shown in deed records Book 126, page 451.

STATE OF OREGON, COUNTY OF KLAMATH: ss

Filed for record at request of TRANSAMERICA TITLE INS. CO.
this 30th day of MARCH A.D. 1977 at 10:57 AM and

duly recorded in Vol. M 77, of DEEDS Book 5279

FEE \$ 6.00

Wm D. MYERS, County Clerk

Wm D. Myers