

38-10888

27545

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WARRANTY DEED

This Indenture Witnesseth, THAT LOYD E. NEWLUN and RUTH A. NEWLUN, husband

and wife, hereinafter known as grantors for the consideration hereinafter recited, have bargained and sold, and by these presents do grant, bargain, sell and convey unto

JOHN NEWMAN,

his heirs and assigns, the following described premises, situated in Klamath County, Oregon, to-wit:

PARCEL 1: All that portion of Tract 48 of HOMEDALE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, described as follows:

Beginning at a point in the West right of way line of the County Road known as Homedale Road, which bears South 0°20' West 258.4 feet from the Northeasterly corner of said Tract No. 48, and running thence North 43°30' West parallel with First Avenue in Homedale, 201.8 feet; thence at right angles North 46°30' East 60 feet; thence at right angles South 43°30' East 139 feet, more or less, to the Westerly right of way line of said Homedale Road; thence South 0°20' West 86.61 feet, more or less, to the place of beginning.

PARCEL 2: All that portion of Tract No. 48 of HOMEDALE, according to the official plat thereof on file at the office of the County Clerk of Klamath County, Oregon, described as follows:

Beginning at the most Southerly corner of said Tract No. 48; thence North 54°30' West 194.5 feet; thence North 43°30' West 65.9 feet; thence North 46°30' East 121 feet; thence South 43°30' East 168.4 feet, more or less, to the Westerly line of Homedale Road; thence South 0°20' West along the Westerly line of Homedale Road 121.5 feet, more or less, to the point of beginning.

SUBJECT TO: Acres and use limitations under provisions thereof the United States Statutes and regulations issued thereunder; Contract and/or lien for irrigation and/or drainage; Easements and rights of way of record and those apparent on the land, if any; Rules, regulations, liens and assessments of South Suburban Sanitary District; 1970-71 real property taxes which are now a lien but not yet payable;

The true and actual consideration for this transfer is \$12,000.00.

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

TO HAVE AND TO HOLD the said premises with their appurtenances unto the said grantee, his heirs and assigns forever. And the said grantors do hereby covenant to and with the said grantee, his heirs and assigns, that they are the owners in fee simple of said premises; that they are free from all incumbrances, except those above set forth, and that they will warrant and defend the same from all lawful claims whatsoever, except those above set forth.

IN WITNESS WHEREOF, they have hereunto set their hands and seals this 8th day of July, 1970.

(SEAL) Loyd E. Newlun (SEAL)

(SEAL) Ruth A. Newlun (SEAL)

STATE OF OREGON, County of Klamath) ss. July 9, 1970
Personally appeared the above named Loyd E. Newlun and Ruth A. Newlun, husband and wife,

and acknowledged the foregoing instrument to be their voluntary act and deed.

From Office of
GANONG, GANONG & GORDON
First Federal Building
Klamath Falls, Oregon

Before me:

Edw. F. Gordon
Notary Public for Oregon. 5-15-72
My commission expires

After recording return to:
Klamath Falls Real Estate Finance Center
P. O. Box 1060
Klamath Falls, Oregon 97601

STATE OF OREGON,

County of Klamath) ss.

I certify that the within instrument was received for record on the 1st day of APRIL, 1977, at 3:07 o'clock P.M., and recorded in book M. 77 on page 5472. Record of Deeds of said County.

Witness my hand and seal of County affixed.

Wm. D. Milne

By J. Hazel Draz County Clerk-Recorder.
FEE \$ 3.00 Deputy