

T/A 38-12314-9

27978

WARRANTY DEED (INDIVIDUAL) Vol. 77 Page 6151

W. T. Walters, who acquired title as,
Thomas Walters and Susan White, formerly Susan Walters

hereinafter called grantor, convey(s) to
Joseph M. Ralston and Thelma R. Ralston, husband and wife

all that real property situated in the County
of Klamath, State of Oregon, described as:

PARCEL 1

A piece or parcel of land situated in the S $\frac{1}{2}$ of the NW $\frac{1}{4}$ of section 34,
Township 38 South, Range 11 $\frac{1}{2}$ East of the Willamette Meridian, more
particularly described as follows:

Beginning at a point in the Southerly boundary of that certain right of
way for highway purposes as conveyed by A. L. Michael to the State of
Oregon, by deed dated July 18, 1936 and recorded in Book 107 at page
23, Klamath County Record of Deeds, from which the quarter section
corner on the Westerly boundary of the said Section 34, Township 38
South, Range 11 $\frac{1}{2}$ East of the Willamette Meridian bears South 47° 03'
West 1836.2 feet distant, and running thence Southwesterly along the
said Highway boundary to a point which bears South 77° 05' West 126.2
feet distant; thence South 0° 34' West 180 feet; thence South 62° 29'
West 186.6 feet, more or less, to a point (continued on reverse side)
and covenant(s) that grantor is the owner of the above described property free of all encumbrances except

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 \$ 22,000.00.

**

Dated this 11th day of April, 19 77.

W. T. Walters
Susan C. White

STATE OF OREGON, County of Klamath) ss.

April 11, 19 77 personally appeared the above named
W. T. Walters and Susan C. White and acknowledged the foregoing
instrument to be their voluntary act and deed.

Before me:

Kathy R. Mallama

Notary Public for Oregon

My commission expires: 6-13-80

* 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)

WALTERS AND WHITE

TO

RALSTON

After Recording Return to: T/A

Taxes to:

Mr. & Mrs. Joseph Ralston

P.O. Box 63

Dairy, OR 97625

STATE OF OREGON,)

) ss.

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.

Title

By

Deputy

(continued from reverse side)

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in a well established fence line which marks the Westerly boundary of that certain tract heretofore conveyed to A. L. Michael by Martin Stoebsler et al., by deed dated February 19, 1925 and recorded in Book 66 of Deeds, at page 552; thence South $1^{\circ} 45'$ East along said fence line 185 feet, more or less, to a point in the center of a dry gulch or wash; thence Southeasterly along the said gulch or wash to a point from which the said point of beginning bears North $0^{\circ} 34'$ East; thence North $0^{\circ} 34'$ East 636.3 feet, more or less, to the point of beginning.

PARCEL 2

A piece or parcel of land situate in the Southwest quarter of the Northwest quarter of Section 34, Township 38 South, Range $11\frac{1}{2}$ East of the Willamette Meridian, more particularly described as follows:

Beginning at a point in the Southerly boundary of that certain right of way for highway purposes as conveyed by A. L. Michael to the State of Oregon by deed dated July 18, 1936 and recorded in Book 107 of Deeds at page 23, Klamath County Deed Records, from which the quarter section corner on the Westerly boundary of the said Section 34, Township 38 South, Range $11\frac{1}{2}$ East of the Willamette Meridian, bears South $44^{\circ} 49'$ West, 1734.7 feet distant and running thence Southwesterly along the said highway boundary to a point which bears South $68^{\circ} 36'$ West, 50.0 feet distant; thence South $11^{\circ} 45'$ East 170.6 feet, more or less, to a point in the boundary of the tract heretofore conveyed to James M. Barnes; thence following said boundary North $62^{\circ} 29'$ East, 11.3 feet; thence North $0^{\circ} 34'$ East 180.0 feet, more or less to the said point of beginning.

SUBJECT TO THE FOLLOWING:

1. Rights of the public in and to any portion of said premises lying within the limits of roads and highways.
2. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Horsefly Irrigation District.
3. An easement created by instrument, including the terms and provisions thereof, dated January 7, 1941, recorded January 30, 1941 in Book 135 on Page 165, in favor of California Oregon Power Company, for transmission line rights of way over the Northwestern corner of Parcel 2.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

and for record at request of Transamerica Title Ins. Co.

this 12th day of April A. D. 1977 at 3:30 P. M. and

duly recorded in Vol. M 77, of Deeds on Page 6151

Fee \$6.00

Wm D. MILNE, County Clerk

By *Hazel Dray*