

RET 11-23077 1st 01-91247

31181

-WARRANTY DEED- Vol. 77 Page 10868

S. D. CHROWL and MABEL E. CHROWL, husband and wife, Grantors, warrant and convey to ROBERT K. HOLMES and MILDRED M. HOLMES, husband and wife, Grantee, the following described real property situate in Klamath County, Oregon, free of all encumbrances, except as specifically set forth herein:

77 JUN 29 PM 4 10

That portion of Tract 55 of Midland Tracts according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, lying between the Easterly right of way line of the Central Pacific Railroad and the Westerly right of way line of the Dalles-California Highway, saving and excepting therefrom the following described portion thereof: That portion of Tract 55 of Midland Tracts, lying between the Easterly right of way line of the Central Pacific Railroad and the Westerly right of way line of the Dalles-California Highway, more particularly described as follows: Beginning at the intersection of the Westerly right of way line of the Dalles-California Highway with the South line of said Tract 55 of Midland Tracts, said point also being on the North line of Modoc Street in the plat of First Addition to Midland extended Westerly; thence N. 89°55' W. a distance of 28.5 feet, more or less, to the Easterly right of way line of the Central Pacific Railway; thence N. 33°36' E. a distance of 142.8 feet, more or less, to a corner in said right of way; thence N. 56°24' W. a distance of 100 feet to the Easterly right of way line of said Central Pacific Railway; thence N. 33°36' E., along said right of way, a distance of 160.75 feet to a point; thence S. 56°24' E., at right angles to said right of way, a distance of 58.75 feet to a point; thence N. 33°36' E., parallel with said right of way, a distance of 10.0 feet; thence S. 56°24' E., at right angles to said right of way a distance of 76.75 feet, more or less, to the Westerly right of way line of the Dalles-California Highway; thence S. 36°34' W, along said Westerly right of way line, a distance of 300 feet, more or less to the point of beginning. EXCEPTING THEREFROM any portion lying with public roads, railroads or public utilities.

and covenant that grantor is the owner of the above-described property 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 users and sanitation districts; 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 Thirty Nine Thousand and No/100ths (\$39,000.00) DOLLARS.

Until a change is requested, all tax statements shall be mailed to: 1st Federal Sav Loan, So 6th St Branch, K Falls

DATED this 26 day of June, 1977.

S D Chrowl
Mabel E. Chrowl

WILLIAM P. BRANDSNESS
ATTORNEY AT LAW
411 PINE STREET
KLAMATH FALLS, OREGON 97601

1. WARRANTY DEED

KCT A-28079

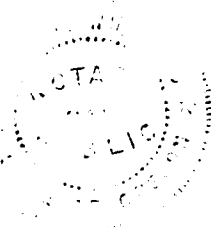
L# 01-41099

STATE OF OREGON)
County of Klamath) ss.

10839

June 20, 1977.

Personally appeared the above-named S. D. CHROWL and MABEL E. CHROWL, husband and wife, and acknowledged the foregoing instrument to be their voluntary act. Before me:



Albra A Williams
Notary Public for Oregon
My Commission expires: 3-21-81

Until a change is requested, all tax statements shall be mailed to: _____

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of KLAMATH COUNTY TITLE CO

this 20th day of JUNE A. D. 1977 at 4:10 o'clock P.M. and

fully recorded in Vol. M77, of DEEDS on Page 10838

FEE \$ 6.00

Wm D. MILNE County Clerk
By Hazel Brazil

Ret/Klam Co Title Co.

WILLIAM P. BRANDSNESS
ATTORNEY AT LAW
411 PINE STREET
KLAMATH FALLS, OREGON 97601

2. WARRANTY DEED