

31967

WARRANTY DEED

Vol. 77 Page 11756

Until a change is requested,
all tax statements shall be
sent to the following address:
P. O. Box 728, Gilchrist, OR 97737

LOIS ROBERTS, who acquired title as LOIS LAUBER, grantor,
conveys and warrants to CLARENCE G. HUMPHRIES and MARGARET A.
HUMPHRIES, husband and wife, grantee, the following described
property free of encumbrances except as specifically set forth
herein:

A tract of land situated in the NW1/4 of SE1/4 of Section
18, Township 24 South, Range 7 E.W.M., Klamath County,
Oregon, more particularly described as follows

Beginning at an iron rod on the East line of the SE1/4
of NW1/4 of SE1/4 of Section 18, said iron rod being
South thereon a distance of 1200.0 feet from an iron rod
marking the Southeast corner of SE1/4 of SW1/4 of NE1/4
of Section 18; thence West a distance of 226.0 feet,
more or less, to an iron rod; thence West along this
line a distance of 34.0 feet, more or less, to the edge
of a marsh; thence continuing West along this line a
distance of 30.0 feet, more or less, to the margin of
Crescent Creek; thence West along this line a distance
of 20.0 feet, more or less, to the centerline of said
creek; thence Northerly along said centerline to the
intersection of said centerline with a line running East
parallel to and 120.0 feet, more or less, North of the
line of beginning; thence East along this line a distance
of 15.0 feet, more or less, to the margin of Crescent
Creek; thence continuing East along this line a distance
of 30.0 feet, more or less, to the edge of a marsh; thence
continuing East along this line a distance of 19.0 feet,
more or less, to an iron rod; thence continuing East along
this line a distance of 272.10 feet, more or less, to an
iron rod situated on the East line of the SE1/4 of NW1/4
of SE1/4 of Section 18; thence South along this line a
distance of 120.0 feet to the point of beginning, together
with the perpetual easement for ingress to and egress from
said property over the Easterly 25 feet of the NW1/4 SE1/4
and SW1/4 NE1/4 and the Northerly 25 feet of the SE1/4 NE1/4
of said Section 18, which lie Southwesterly of the Willamette
Highway and Northerly and Easterly of said described prop-
erty, but reserving a perpetual easement over the Easterly
25 feet of said described property for egress from and
ingress to land lying South and East of said described
property in said Section 18, Township 24 South, Range 7
East Willamette Meridian.

SUBJECT TO:

1. Rights of the public and of governmental bodies in

PANNER, JOHNSON, MARCEAU, KARNOPP & KENNEDY

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ATTORNEYS AT LAW
1036 N.W. BOND STREET
BEND, OREGON 97701

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that portion of the above described property lying below the high water mark of Crescent Creek and the ownership of the State of Oregon in that portion lying below the high water mark thereof.

2. An easement created by instrument, including the terms and provisions thereof,
 Dated : February 5, 1964
 Recorded : February 11, 1964 Book: 351 Page: 106
 In favor of: Donald F. Menefee & Leach C. Menefee, husband & wife.
 For : Perpetual easement over the Easterly 25 feet of herein described property for ingress and egress.

3. An easement, created by instrument, including the terms and provisions thereof.
 Dated : July 15, 1975
 Recorded : July 25, 1975 Book: M-75 Page: 8470
 In favor of: Lois Roberts
 For : Ingress and egress over Easterly 25 feet.

The true consideration for this conveyance is \$4,000.

Dated this 3rd day of June, 1977.

Lois Roberts
 LOIS ROBERTS

STATE OF OREGON)
) ss.
 County of Multnomah)

Personally appeared the above-named Lois Roberts and acknowledged the foregoing instrument to be her voluntary act. Before me this 4th day of June, 1977.

Ann R. Porter
 Notary Public for Oregon
 My Commission Expires: 2-27-79

Rev. Clarence G. Humphreys
PO Box 728
Bellevue, Ore

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at Bend, Ore

this 5th day of JULY A. D. 19 77 at 10:54 o'clock A. M. and

duly recorded in Vol. M77, of DEEDS on Page 11756

FEE \$ 6.00

Wm D. Milne, County Clerk

Hazel D. Milne

PANNER, JOHNSON, MARCEAU, KARNOPP & KENNEDY
 ATTORNEYS AT LAW
 1026 N.W. BOND STREET
 BEND, OREGON 97701

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