

32768
KNOW ALL MEN BY THESE PRESENTS, That RAMONA A. WASSON BOUNDS

, hereinafter called the grantor, for the consideration hereinafter stated,
to grantor paid by BOB A. DORTCH and PAULA MARIAN DORTCH, husband and wife,

, hereinafter called the grantee,
does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that
certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, sit-
uated in the County of Klamath and State of Oregon, described as follows, to-wit:

(See Exhibit A attached hereto and by this reference
made a part hereof.)

SUBJECT TO: Reservations, restrictions and/or rights-
of-way of record and those apparent on the land.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.
And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that
grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except as
hereinabove set forth,

and that
grantor will warrant and forever defend the above granted premises and every part and parcel thereof against the law-
ful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 5,000.00
However, the actual consideration consists of or includes other property or value given or promised which is
part of the consideration (indicate which).

In construing this deed and where the context so requires, the singular includes the plural.
WITNESS grantor's hand this 16 day of July, 19 73.

Ramona A. Wasson Bounds

STATE OF OREGON, County of KLAMATH) ss. July 16th, 19 73
Personally appeared the above named RAMONA A. WASSON BOUNDS

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

Before me: [Signature]
Notary Public for Oregon
My commission expires 10/25/74

NOTE—The sentence between the symbols ①. If not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

WARRANTY DEED

TO

AFTER RECORDING RETURN TO

BOB DORTCH
1905 OREGON AVE
KLAMATH FALLS, ORE.
97601

(DON'T USE THIS
SPACE: RESERVED
FOR RECORDING
LABEL IN COUN-
TIES WHERE
USED.)

STATE OF OREGON

County of _____ ss.

I certify that the within instru-
ment was received for record on the
_____ day of _____, 19____,
at _____ o'clock _____ M., and recorded
in book _____ on page _____ or as
file number _____, Record of
Deeds of said County.

Witness my hand and seal of
County affixed.

By _____ Title _____
Deputy

A parcel of land being that portion of the SW $\frac{1}{4}$ NE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 10 T40S R9E W.M., Klamath County, Oregon lying westerly of a private drain ditch said parcel being more particularly described as follows:

Beginning at the southwest corner SW $\frac{1}{4}$ NE $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section 10; thence N89°45'43"E along the south line of said SW $\frac{1}{4}$ NE $\frac{1}{4}$ SE $\frac{1}{4}$, 324.72 feet to the centerline of a private drain ditch; thence following said private drain ditch the following courses: N22°15'16"E, 106.86; N03°34'35"W, 80.15 feet; N16°11'21"W, 258.24 feet; N21°54'54"W, 93.78 feet; N35°32'16"W, 77.42 feet; N39°16'47"W, 113.67 feet to a point where said ditch intersects the north line SW $\frac{1}{4}$ NE $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section 10; thence S89°46'31"W along said north line 135.41 feet to the northwest corner thereof; thence S00°12'10"W, 666.96 feet to the point of beginning containing 4.51 acres more or less.

SUBJECT TO:

A non-exclusive roadway easement across the southerly 30.00 feet of the above described parcel of land.

TOGETHER WITH:

A 60.00 feet wide roadway easement for egress and ingress for use in common with others lying 30.00 feet on each side of the south line of the NE $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section 10.

EXHIBIT A

STATE OF OREGON; COUNTY OF KLAMATH; ss.

and for record of ~~DEEDS~~ ~~DEEDS~~

this 20 day of July A. D. 1977 at 12:19 o'clock P.M., and duly recorded in Vol. M 77, of Deeds on Page 12864

Fee \$6.00

Wm D. MILNE, County Clerk

By Pat Mc Cullough