

32953

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## -WARRANTY DEED-

A-28141

THELMA FLORENCE SHOEMAKER, Grantor, warrants and conveys to  
WALTER L. PATRICK and REBECCA S. PATRICK, husband and wife, Grantees,  
all that real property situate in Klamath County, Oregon, free of  
all encumbrances, except as specifically set forth herein:

A parcel of land located in the SW $\frac{1}{4}$  NW $\frac{1}{4}$  of Section 16,  
Township 39 South, Range 9 East of the Willamette Mer-  
idian, more particularly described as follows: Beginning  
at an iron pin situated on the Southeasterly right-of-way  
of the Old Midland Road, said point located South a distance  
of 1795.5 feet, and South 77°15' East a distance of 168.0  
feet from the Northwest corner of said Section 16; thence  
South 49°45' East a distance of 170.0 feet to an iron pin;  
thence South 2°55' East a distance of 166.9 feet, more or  
less, to an iron pin on the Northerly right-of-way of the  
U.S.B.R. A-3-1 (F16) canal; thence Northeasterly along the  
Northerly right-of-way of said canal to the intersection  
of the Westerly right-of-way of the U.S.B.R. A-3 canal;  
thence Northwesterly along the Westerly right-of-way of  
said canal to the intersection with the Southeasterly  
right-of-way of the Old Midland Road; thence Southwesterly  
along the Southeasterly right-of-way of said road  
to the point of beginning.

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 dis-  
tricts; and will warrant and defend the same against all perons who  
may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is Thirty  
Three Thousand Five Hundred and No/100ths (\$33,500.00) DOLLARS.

Until a change is requested, all tax statements shall be mailed  
to the following: D.V. 1225 Ferry St. Salem Or

DATED this 22 day of July, 1977.

Thelma Florence Shoemaker

STATE OF OREGON )  
County of Klamath ) ss.

July 22, 1977.

Personally appeared the above-named THELMA FLORENCE SHOEMAKER  
and acknowledged the foregoing instrument to be her voluntary act  
before me:

[Signature]  
Notary Public for Oregon  
My Commission expires: 8-5-79

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of KLAMATH COUNTY TITLE CO  
his 22nd day of JULY A. D. 1977 at 1:02 o'clock P.M., and  
duly recorded in Vol. M77, of DEEDS on Page 13123

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

Wm D. MILNE, County Clerk

FEE \$ 3.00

By Hazel Draper

Return to: Walter Patrick, 228 North Street, K. Falls

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