

38-12877-5 K
33390

WARRANTY DEED

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This Indenture Witnesseth, THAT MILDRED L. RAMSBY,

hereinafter known as grantor for the consideration hereinafter recited,
has bargained and sold, and by these presents does grant, bargain, sell and convey unto
MARGARET A. RAMSAY,

her heirs and assigns, the following described premises, situated in Klamath County,
Oregon, to-wit:

A tract of land situated in the W $\frac{1}{2}$ SW $\frac{1}{4}$ of Section 2, Township 39 South, Range 9
East of the Willamette Meridian, being more particularly described as follows:

Beginning at a point on the Easterly right of way line of Summers Lane, which
is South 00°13' East 431.00 feet and North 89°47' East 30.00 feet from the West
quarter corner of said Section 2; thence North 89°47' East 118.44 feet, more or
less, to the Westerly right of way line of the U.S.B.R. "A" Canal; thence South-
erly along the said Westerly right of way line to its intersection with the North-
erly right of way line of the O.C.&E. Railroad; thence North 66°59' West along
said Northerly right of way line, 385 feet, more or less, to the Easterly right
of way line of said Summers Lane; thence North 00°13' West, along the right of
way of said Summers Lane, 901 feet, more or less, to the point of beginning.

The bearings of the above-described tract of land are based on Survey No. 191,
as recorded in the office of the Klamath County Surveyor.

SUBJECT TO: Regulations, including levies, assessments, water and irrigation
rights and easements for ditches and canals, of Klamath Irrigation District;
Regulations, including levies, liens, assessments, rights of way and easements
of the South Suburban Sanitary District; Reservations, restrictions, easements
and rights of way of record and those apparent on the land, if any; Agreement,
including the terms and provisions thereof, recorded August 10, 1959, in Book 314
at page 640, Deed Records; and to real property taxes for fiscal year 1977-1978
which are now a lien but not yet payable.

The true and actual consideration for this transfer is \$175,000.00

The foregoing recitation of consideration is true as I verily believe.

TO HAVE AND TO HOLD the said premises with their appurtenances unto the said grantee,
her heirs and assigns forever. And the said grantor does hereby covenant to and with the said
grantee, her heirs and assigns, that she is the owner in fee simple of said premises;
that they are free from all incumbrances, except those above set forth,
and that she will warrant and defend the same from all lawful claims whatsoever, except those
above set forth.

IN WITNESS WHEREOF, she has hereunto set her hand and seal
this 1st day of August 1977

(SEAL)

(SEAL)

(SEAL)

(SEAL)

STATE OF OREGON, County of Klamath ss. August 1, 1977
Personally appeared the above named Mildred L. Ramsby,

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

Before me:

Kathy R. Mallama

Notary Public for Oregon
My commission expires 6-13-80

After recording return to:

PO Box 396
Jacksonville, OR
97530

Until a change is requested, all tax statements
shall be sent to the following name and address:

Margaret A. Ramsay

From the Office of
GANONG & SISEMORE
540 Main Street
Klamath Falls, Ore. 97601

STATE OF OREGON,

County of Klamath ss.

I certify that the within instrument was re-
ceived for record on the 2nd day of AUGUST
1977, at 2:56 o'clock P.M., and recorded in book
M77 on page 13840. Record of Deeds of
said County.

Witness my hand and seal of County affixed.

WM. D. MILNE

County Clerk-Recorder

By

Hazel Dray

Deputy

FEE \$ 3.00