

Until a change is requested, all tax statements shall be sent to the following address: Isabel H. Clauson, 2330 1/2 Grape Street, Klamath Falls, Oregon

DAVID

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That RICHARD CLAUSON, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by SOL RICHARD KRUEGER, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee, his heirs and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

A parcel of land situate in the SW 1/4 SW 1/4 of Section 5, Township 39 South, Range 9 East of the Willamette Meridian, described as follows: Beginning at a point on the East line of said SW 1/4 SW 1/4 which bears South 0° 18' East a distance of 572 feet from the Northeast corner of said SW 1/4 SW 1/4; thence South 89° 42' West a distance of 200.0 feet; thence South 0° 18' East a distance of 185.24 feet to the true point of beginning; thence continuing South 0° 18' East a distance of 215.00 feet to a point which bears North 0° 18' West a distance of 130.0 feet from the Southwest corner of tract described as Parcel 1 in Deed Volume M68, page 6547, Deed Records of Klamath County, Oregon; thence North 89° 42' East a distance of 175.0 feet to a point; thence North 0° 18' West to the Northwest corner of parcel described in deed from Richard Clauson, et ux to Chester R. Robertson, et ux, recorded in Volume M69, page 7366, Deed Records of Klamath County, Oregon; thence East along the North line of last described parcel a distance of 25.0 feet to the East line of said SW 1/4 SW 1/4; thence North 0° 18' West along said East line to a point which is North 89° 42' East from the point of beginning; thence South 89° 42' West to the point of beginning.

SUBJECT TO the following easements which easements benefit the real property adjoining the above-described property along the Southerly boundary which property is presently owned by Isabel H. Clauson:

(1) An easement twenty (20) feet in width along the existing road for driveway purposes for ingress and egress to the beneficial property herein described as:

A parcel of land situate in the SW 1/4 SW 1/4 of Section 5, Twp. 39 S., R. 9 E.W.M., described as follows: Beginning at a point on the East line of said SW 1/4 SW 1/4 which bears South 0° 18' East a distance of 1105.2 feet from the Northeast corner of said SW 1/4 SW 1/4, said point being the Southeast corner of tract described as Parcel 1 in Deed recorded July 19, 1968, in Vol. M68, page 6547, Deed records of Klamath County, Oregon; thence South 89° 42' West along the South line of said parcel, a distance of 25.0 feet to the True Point of Beginning of this description; thence continuing South 89° 42' West a distance of 175.0 feet to the Southwest corner of said parcel; thence North 0° 18' West along the West line of said parcel, a distance of 130.0 feet to a point; thence North 89° 42' East a distance of 175.0 feet to a point; thence South 0° 18' East a distance of 130.0 feet to the point of beginning.

(2) An easement for the existing septic tank and drain field located on the property herein conveyed, which services said beneficial property, for the purpose of

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sewage disposal from said beneficial property.
(3) An easement for water pipes across the property herein conveyed to said beneficial property to run water from the property herein conveyed to said beneficial property for domestic purposes, together with the right of said beneficial property to secure water from the well located on the property herein conveyed for domestic purposes.
(4) A life estate of Isabel M. Clauson.

TO HAVE AND TO HOLD the same unto the said grantee, his heirs and assigns forever.

And said grantor hereby covenants to and with said grantee, his heirs and assigns, that grantor is lawfully seized in fee simple of the above-granted premises, free from all encumbrances (except as noted above) and that grantor will warrant and forever defend the above-granted premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$2,500.00.

WITNESS grantor's hand this 17th day of August, 1977.

Richard Clauson

STATE OF OREGON)
County of Klamath) ss.

Before me this 17th day of August, 1977, personally appeared the above-named RICHARD CLAUSON, and acknowledged the foregoing instrument to be his voluntary act and deed.

Marwan Elserone
Notary Public for Oregon
My Commission Expires: 1-18-81

(S E A L)

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of MICHAEL L. BRANT, ATTY

this 26th day of AUGUST A.D. 1977 at 8:52 o'clock A.M. on

July recorded in Vol. M77, of DEEDS on Page 15782

FEES \$ 6.00

Wm D. MILNE, County Clerk

Hazel Drayton

Plk
m Brant
3-5 Main
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