

14-034-1338 MTC-4206

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That JON VADEN KRAUSS and ELEANOR R. KRAUSS, hereinafter called the Grantors, for the consideration hereinafter stated, to Grantors paid by ARLEN E. COBB and FRED A. COBB, husband and wife, hereinafter called the Grantees, do hereby grant, bargain, sell and convey unto the said Grantees and Grantees' heirs, successors and assigns, that certain real property, with the tenements, hereditaments, and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

That part of the SE $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 2, Township 39 South, Range 9 East of the Willamette Meridian, described as follows:

Beginning on the South boundary line of the SE $\frac{1}{4}$ NW $\frac{1}{4}$ at a point 330 feet East of the Southwest corner of said SE $\frac{1}{4}$ of NW $\frac{1}{4}$; thence North and parallel with the East line of said SE $\frac{1}{4}$ of NW $\frac{1}{4}$ 920 feet to the true point of beginning for this description; thence from said point of beginning East and parallel with the North line of said SE $\frac{1}{4}$ of NW $\frac{1}{4}$, 165 feet; thence South and parallel with the west line of SE $\frac{1}{4}$ of NW $\frac{1}{4}$, 80 feet; thence West and parallel with the North line of said SE $\frac{1}{4}$ of NW $\frac{1}{4}$, 165 feet; thence North and parallel with the West line of said SE $\frac{1}{4}$ of NW $\frac{1}{4}$ 80 feet to the point of beginning.

EXCEPTING THEREFROM that portion along the East line of said premises lying within the boundaries of Hope Street and irrigation ditch.

SUBJECT TO:

1. Reservations, restrictions, easements, rights of way of record and those apparent on the land.
2. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Enterprise Irrigation District.
3. Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District.

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4. Taxes for the year 1971-72, part paid,
balance unpaid, \$54.92.

TO HAVE AND TO HOLD the same unto the said Grantees
and Grantees' heirs, successors and assigns forever.

And said Grantors hereby covenant to and with said
Grantees and Grantees' heirs, successors and assigns, that Gran-
tors are lawfully seized in fee simple of the above granted
premises, free from all encumbrances, except as hereinabove
set forth, and that Grantors 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,
except those claiming under the above described encumbrances.

The true and actual consideration paid for this
transfer, stated in terms of dollars, is \$7,700.00.

WITNESS Grantors' hands this 18 day of May, 1972.

Jon Vaden Krauss
Eleanor R. Krauss
STATE OF OREGON ss. Clatsop
County of Klamath

Personally appeared the above named JON VADEN KRAUSS
and ELEANOR R. KRAUSS, husband and wife, and acknowledged the
foregoing instrument to be their voluntary act and deed.

BEFORE ME this 18 day of May, 1972.

Return
Klamath First Federal
Savings Plaza

Anthony S. Webb
NOTARY PUBLIC FOR OREGON
My Commission expires: April 1, 1977

STATE OF OREGON; COUNTY OF KLAMATH; ss.
Filed for record at request of MOUNTAIN TITLE CO.
this 22nd day of SEPTEMBER A.D. 1977 at 11:37 o'clock A.M., and
duly recorded in Vol. M77, of DEEDS, on Page 17768

WARRANTY DEED, PAGE TWO.

Fee \$ 6.00

By Wm. D. Milne, County Clerk