

36690

Vol. ⁷⁷ Page ¹⁸⁷²⁴

MTC 4303

WARRANTY DEED

TERRY D. CEDARLEAF and EMILY CEDARLEAF, husband and wife, Grantors convey and warrant to WILLIAM E. CORRIE and PATRICIA A. CORRIE, husband and wife, Grantees, the following described real property located in Klamath County, State of Oregon, free of all encumbrances, except as specifically set forth herein:

Beginning at a point on the Southwesterly right of way line of Memorial Drive, a county road in Section 8, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, which point of beginning is South 0°38' East a distance of 585.7 feet and North 89°22' East a distance of 545.45 feet from the Northwest corner of Westover Terrace, a platted subdivision in Klamath County, Oregon; Thence South 24°45' East along the Southwest right of way line of the Memorial Drive a distance of 75 feet; thence South 65°15' West a distance of 100 feet; thence North 24°45' West a distance of 75 feet; thence North 65°15' East a distance of 100 feet to the point of beginning.

SUBJECT TO:

1. Reservations, restrictions, rights of way, easements of record and those apparent on the land;
2. Taxes for the fiscal year 1977-1978 a lien but not yet due and payable;
3. Reservations contained in Deed recorded June 23, 1948 in Volume 222, page 97, Deed Records of Klamath County, Oregon;
4. An easement for sewer and drain lines within the right-of-way of Memorial Drive and to construct and maintain a septic tank leach field on a parcel of land described as beginning at the Southeast corner of said Lot 11 in Block 12 of the vacated portion of Westover Terraces; thence Northeasterly along the Southerly line of said Lot 11 extended to a point on the Easterly line of Memorial Drive which is the true point of beginning; thence continuing Northeasterly along said Southerly line extended a distance of 15 feet; thence Northwesterly parallel to the East line of Memorial Drive 60 feet; thence Southwesterly parallel to the Southerly line of said Lot 11 extended a distance of 15 feet to a point on the East line of Memorial Drive; thence Southeasterly along the Easterly line of Memorial Drive to the point of beginning, said easements being more fully described in instrument recorded March 29, 1973, in Volume M73, page 3634, Microfilm Records of Klamath County, Oregon.

The true and actual consideration paid for this conveyance is \$24,900.00.

WITNESS Grantors' hands this 3 day of October, 1977.

Terry D. Cedarleaf
Emily Cedarleaf

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18725

STATE OF OREGON)
) ss.
County of Klamath)

Personally appeared TERRY D. CEDARLEAF and EMILY CEDARLEAF,
husband and wife, and acknowledged the foregoing instrument to
be their voluntary act and deed.

BEFORE ME:

Susan Kay Way
Susan Kay Way
Notary Public for Oregon
My commission expires 6/1/03

NOTARY PUBLIC FOR OREGON
My Commission Expires:

Unless a change is requested all future tax statements shall be
sent to:

Department of Veteran's Affairs
1225 Ferry Street, S. E.
Salem, Oregon 97310

STATE OF OREGON; COUNTY OF KLAMATH; ss.

I hereby certify that the within instrument was received and filed for record on the 3rd day of
October A.D., 19 77 at 12:25 o'clock P M., and duly recorded in Vol. M77,
of Deeds on Page 18724.

FEE \$6.00

WM. D. MILNE, County Clerk

By *Renee D. Letcher* Deputy

AFTER RECORDING RETURN TO:

Mr. and Mrs. William E. Corrie
2624 Memorial Drive
Klamath Falls, Oregon 97601

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