

40048

WARRANTY DEED

Vol. <sup>m</sup> 77 Page 23662

MARLENE M. HINTON, hereinafter called grantor, conveys to RONALD K. STEPHEY AND JACQUELYN E. STEPHEY, husband and wife, all that real property situate in the County of Klamath, State of Oregon, described as follows:

That portion of the N 1/2 NE 1/4 of Section 25, Township 39<sup>th</sup> South, Range 9 E.W.M. More particularly described as follows: Beginning at a point on the North line of said Section which is 170.9 feet East from the North quarter corner thereof; thence South 0°27' East a distance of 849.7 feet to a point on the Great Northern Railway right of way; thence in a Southeasterly direction along said right of way to point of intersection with line parallel to and 45 feet distant from the West line of this Tract; thence North 0°27' West approximately 175 feet to the North line of property conveyed to John W. Matney et ux by deed recorded on page 351 of Volume 306 of Deed Records of Klamath County, Oregon; thence North 89°30' East a distance of 255 feet; thence North 0°27' West a distance of 710.8 feet; thence South 89°30' West 300 feet, more or less, 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 districts; and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is Eighteen Thousand Five Hundred and No/100ths (\$18,500.00) DOLLARS.

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

Dated this 1st day of December, 1972.

Marlene M. Hinton

STATE OF OREGON )  
County of Klamath ) ss.

December 1, 1972.

Personally appeared the above named MARLENE M. HINTON and acknowledged the foregoing instrument to be her voluntary act. Before me:

JAMES W. WESLEY  
Notary Public for Oregon  
My commission expires \_\_\_\_\_

VANDENBERG & BRANDSNESS  
ATTORNEYS AT LAW  
KLAMATH FALLS, OREGON 97601

James W. Wesley  
Notary Public for Oregon  
My Commission expires: 1-20-76

Return to  
Klem 1st Feb - 540 Main

STATE OF OREGON; COUNTY OF KLAMATH; ss.

I hereby certify that the within instrument was received and filed for record on the 6th day of December A.D., 19 77 at 3:30 o'clock P M., and duly recorded in Vol M77 of Deeds on Page 23662.

FEE \$3.00

WM. D. MILNE, County Clerk

By Bernetha B. Beltsch Deputy