

A-28099

42717

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WARRANTY DEED

RICHARD W. COE, Grantor, conveys and warrants to GEORGE BOWEN and LOUISE BOWEN, husband and wife, Grantees, the following described real property free of encumbrances except as specifically set forth herein situated in Klamath County, Oregon, to-wit:

A tract of land lying in the Northeast Quarter of the Southwest Quarter (NE 1/4 SW 1/4) and the Northwest Quarter of the Southeast Quarter (NW 1/4 SE 1/4) of Section Twenty-four (24), Township Twenty-three (23) South, Range Nine (9) East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Commencing at the intersection of the Southeasterly right-of-way line of the Dalles-California Highway and the Northeasterly right-of-way line of Tumbo Drive as shown on the duly recorded subdivision "JACK PINE VILLAGE"; thence North 59°12' West, 300.00 feet to the Northwesterly right-of-way line of said highway; thence North 30°48' East, along said Northwesterly right-of-way line, 429.85 feet to the true point of beginning for this description; thence North 59°12' West, 170.00 feet; thence South 30°48' West, 200.00 feet; thence North 59°12' West, 271.88 feet to the approximate centerline of an irrigation canal; thence North 34°12' East, along said centerline, 593.04 feet; thence South 59°12' East 406.71 feet to the said Northwesterly right-of-way line; thence South 30°48' West, along said Northwesterly right-of-way line, 22.00 feet to the true point of beginning.

SUBJECT to rights, right-of-ways, easements, and covenants of record.

There is specifically reserved by the now owners, their heirs and assigns, for use in common with others, the privilege of use of the Access Roads being on the Northerly and Southerly portions of the above described property.

The said property is free from encumbrances except existing first mortgage of record for the benefit of Charles F. Coe and Lucille Coe, husband and wife, dated December 27, 1976, recorded January 21, 1977, Vol. M77, Page 1164, Mortgage Records of Klamath County, Oregon, the balance of which the Grantee assumes and agrees to pay.

Also except easements, conditions and restrictions of record.

The true and actual consideration for this conveyance is \$65,000.00.

DATED this 14th day of June, 1977.

Richard W. Coe
Richard W. Coe

STATE OF OREGON)
COUNTY OF LANE) ss.

Personally appeared the above named Richard W. Coe, and acknowledged the foregoing instrument to be his voluntary act and deed, BEFORE ME, this 14th day of June, 1977.

Return KCTC

Notary Public for Oregon
My Commission Expires: 4-26-81

STATE OF OREGON; COUNTY OF KLAMATH; ss.

I hereby certify that the within instrument was received and filed for record on the 7th day of February A.D., 1978 at 2:56 o'clock P.M., and duly recorded in Vol. M78 of Deeds on Page 2258.

FEE \$3.00

WM. D. MILNE, County Clerk
By Bernetha A. Selach Deputy