

A-28231

WARRANTY DEED

Vol. 18 Page 3787

43121

KNOW ALL MEN BY THESE PRESENTS: That we, Paul J.

Lambertson and Dixie Lee Lambertson, husband and wife,  
for and in consideration of the sum of \$2,300.00, have bargained  
and sold and by these presents do bargain, sell and convey  
unto Curtis J. Allen and Edith J. Allen, husband and wife,  
the following described real property situated within Klamath  
County, Oregon, to-wit:

A tract of land in the SE $\frac{1}{4}$ SW $\frac{1}{4}$  of Section 34, Township  
36 South, Range 14 E.W.M., more particularly described  
as follows:

Beginning at the South quarter corner of said Section 34;  
thence North along the center section line 200 feet to the  
true point of beginning; thence West parallel with the South  
section line of said section 114 feet, more or less, to the  
Southeast corner of parcel described in Vol. M74, page 999,  
Deed Records of Klamath County, Oregon; thence North 0°  
59' East 100 feet to the Northeast corner thereof; thence North  
89° 52' West along the North line thereof a distance of 154  
feet to the West line of parcel described in Vol. M74, page  
4273, Deed records of Klamath County, Oregon; thence North  
0° 59' East 360 feet, more or less, to the Northwest corner  
of parcel described in Vol. M72, page 6970, Deed records of  
Klamath County, Oregon; thence South 89° 52' East 114 feet;  
thence South 0° 59' West 150 feet; thence South 89° 52'  
East 40 feet; thence South 0° 59' West 100 feet; thence  
South 89° 52' East 114 feet; thence South 0° 59' West 210  
feet, more or less, to the point of beginning.

TO HAVE AND TO HOLD the above granted premises unto the  
grantees and unto their heirs and assigns forever, and the grantors  
do covenant with the grantees that they are lawfully seised of a  
merchantable fee simple title to the above granted premises;  
that said premises are free of all liens and encumbrances excepting:  
(1) Right of way for transmission line, including the terms and  
provisions thereof, given by W. R. Haskin and Grace Haskin, husband  
and wife, to the California Oregon Power Company dated December 1,  
1937, recorded December 15, 1937, Vol. 113, page 385, Deed  
Records of Klamath County, Oregon; (2) Easement for sewer line,  
including the terms and provisions thereof, given by Paul J.  
Lambertson and Dixie Lee Lambertson, husband and wife, to Bly



Sanitary District dated April 3, 1974, recorded April 10, 1974,  
Vol. M74, page 4425, Deed Records of Klamath County, Oregon;  
(3) Easement, including the terms and provisions thereof, given  
by Paul J. Lambertson and Dixie Lee Lambertson, husband and wife,  
to Bly Water District for sewer line, recorded June 3, 1975,  
Vol. M75, page 6132, Deed Records of Klamath County, Oregon;  
(4) Easement for roadway, including the terms and provisions  
thereof, given by Paul J. Lambertson and Dixie Lee Lambertson,  
husband and wife, to Edward L. Patzke and Ople V. Patzke, husband  
and wife, dated December 27, 1973, recorded December 31, 1973,  
Vol. M73, page 16764, Deed Records of Klamath County, Oregon  
and (5) Easement, including the terms and provisions thereof,  
given by Paul J. Lambertson and Dixie Lee Lambertson, husband and  
wife, to Melvin Hammack and Sharon Hammack, husband and wife,  
for roadway, dated January 24, 1974, recorded January 29, 1974,  
Vol. M74, page 999, Deed Records of Klamath County, Oregon.

The grantors do further covenant that they will forever  
warrant and defend the above granted premises unto the grantees,  
their heirs and assigns against the lawful claims and demands of  
all persons whomsoever.

IN WITNESS WHEREOF the grantors have hereunto set their hands  
and seals this 4 day of February, 1978.

Paul J. Lambertson (SEAL)  
Dixie Lee Lambertson (SEAL)

STATE OF OREGON }  
County of Lake } ss.

On this 4 day of February, 1978, before me personally  
appeared the within named Paul J. Lambertson and Dixie Lee  
Lambertson, and they did then and there acknowledge that they  
executed the foregoing instrument.

D. J. Lough  
Notary Public for Oregon  
My Commission Expires 2/17/81

Return  
Until a change is requested,  
all tax statements shall be sent to: Curtis J. and Edith J. Allen  
Bly, Oregon 97622

STATE OF OREGON; COUNTY OF KLAMATH; ss.

I hereby certify that the within instrument was received and filed for record on the 15th day of  
February A.D., 19 78 at 1:49 o'clock P M., and duly recorded in Vol. M78,  
of Deeds on Page 2797.

FEE \$6.00

WM. D. MILNE, County Clerk  
By Bernetha V. Heltsch Deputy