

2401-41595 38-14888

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-WARRANTY DEED- Vol. ^m78 Page **11841**

JAMES L. McCALL and MARILYN R. McCALL, husband and wife,
Grantors, conveys to GROVER D. HESS and ELIZABETH I. HESS, hus-
band and wife, as Grantees, all that real property situate in
the County of Klamath, State of Oregon, described as:

A portion of the S 1/2 of the SW 1/4 of the NW 1/4
of Section 11, Township 39 South, Range 9 East of
the Willamette Meridian, more particularly described
as follows: Beginning at a point on the East West
quarter line which lies North 88° 57' East a distance
of 1017.0 feet from the iron axle which marks the
one quarter section corner common to Sections 10 and
11, Township 39 South, Range 9 East of the Willamette
Meridian and running thence, continuing North 88° 57'
East along the East West quarter line a distance of
67.5 feet to an iron pin; thence North 1° 12' West par-
allel to the West section line of said Section 11 a
distance of 331.4 feet to a point; thence South 88°
57' West parallel to the East West quarter line a dis-
tance of 67.5 feet to a point; thence South 1° 12' East
a distance of 331.4 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, restri-
ctions, easements and rights of way of record and those apparent
upon the land; rules, regulations, liens and assessments of water
users and sanitation districts; 1975-76 taxes are now a lien but
not yet payable; 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
Fifteen Thousand Five Hundred and No/100ths (\$15,500.00) DOLLARS.

Until a change is requested all tax statements shall be
mailed to the following address: 4504 Winter Ave. - Klamath Falls,
Oregon

DATED this 9 day of Sept., 1975.

James L. McCall
Marilyn R. McCall

STATE OF OREGON)
County of Klamath) ss. Sept 9th, 1975.

Personally appeared the above-named JAMES L. McCALL and
MARILYN R. McCALL, husband and wife, and acknowledged the fore-
going instrument to be their voluntary act. Before me:

WILLIAM P. BRANDENESS
ATTORNEY AT LAW
411 PINE STREET
KLAMATH FALLS, OREGON 97601

Linda L. Nelson
Notary Public for Oregon
My Commission expires: 4-10-78

STATE OF OREGON; COUNTY OF KLAMATH; ss.

I hereby certify that the within instrument was received and filed for record on the 2nd day of
June A.D., 19 78 at 3:47 o'clock P M., and duly recorded in Vol. N78
of Deeds on Page 11841.

FEE \$3.00

WM. D. MILNE, County Clerk

By Bernetha Helseth Deputy