

49630

WARRANTY DEED

D.L. EAYRS, Grantor, conveys to CARL S. IRELAND and JANICE IRELAND, husband and wife, Grantees, all that real property situate in the County of Klamath, State of Oregon, described as:

A parcel of land in the SE 1/4 of the NW 1/4 of Section 9, Township 39 South, Range 10 East of the Willamette Meridian, more particularly described as follows:

Beginning at a point which is South 88°58' East a distance of 30.0 feet and North 0°06' East a distance of 892.56 feet from the Southwest corner of said SE 1/4 of the NW 1/4, said point also being on the East right of way line of Pine Grove Road; thence North 0°06' East, along said East line a distance of 200.64 feet; thence leaving said East line, and running South 89°18' East, a distance of 297.2 feet; thence South 0°06' West a distance of 201.11 feet; thence North 89°13' West a distance of 297.2 feet to the point of beginning. SAVING & EXCEPTING: the East 30.0 for a non-exclusive road easement.

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 Ten Thousand Five Hundred and No/100ths (\$10,500.00) DOLLARS.

Until a change is requested, all tax statements shall be mailed to the following address: 1443 Pine Grove Road, Klamath Falls, Oregon 97601.

DATED this 23rd day of May, 1978.

[Signature]

STATE OF OREGON)
) ss
County of Klamath)
May 23, 1978

Personally appeared the above-named D. L. Eayrs and acknowledged the foregoing instrument to be his voluntary act. Before me:



[Signature]
Notary Public for Oregon
My Commission expires: 8/23/79

After recording return to:
1443 Pine Grove Rd.
Klamath Falls, OR 97601

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 June A.D., 19 78 at 11:19 o'clock A M., and duly recorded in Vol. M78 of Deeds on Page 12104.

FEE \$3.00

WM. D. MILNE, County Clerk
By *[Signature]* Deputy