

01-41665 7/A 16374

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-WARRANTY DEED-

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LARRY A. CLARKSON and MARY E. CLARKSON, husband and wife, Grantors, warrant and convey to DENEY A. DRYER and JEN A. DRYER, husband and wife, Grantees, the following described real property free of all encumbrances, except as specifically set forth herein:

All that portion of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 28, and of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 33, Township 39 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning on the North line of the Klamath Falls-Ashland Highway at a point from which the Northwest corner of said Section 33, bears North 25° 40' West a distance of 1230.75 feet; thence Westerly along the said North line of Highway 80.35 feet to the Southwest corner of property deeded to J. C. Mill, et ux, being the true point of beginning of this description; thence North 0° 21' West 832.0 feet; thence West 76.7 feet; thence North 0° 21' West 860.0 feet, more or less to the South line of the Emmitt Ditch; thence Westerly along said ditch line 153.4 feet measured at right angles to said last mentioned line; thence South 0° 21' East 880.0 feet; thence East 153.4 feet; thence South 0° 21' East to the North line of Highway; thence Easterly along said line 80.35 feet to the true 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; 1978-79 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 Fifty Two Thousand and no/100ths (\$52,000.00) DOLLARS.

Until a change is requested, all tax statements shall be mailed to: SEASTA HUNTER, Klamath Falls, Oregon

DATED this 26th day of September, 1978.

Larry A. Clarkson
Mary E. Clarkson

STATE OF OREGON)
County of Klamath) ss. _____, 1978.

Personally appeared the above-named LARRY A. CLARKSON and MARY E. CLARKSON, husband and wife, and acknowledged the foregoing instrument to be their voluntary act. Before me:

Virginia L. Linsch
Notary Public for Oregon
My Commission expires: 6-19-81

WILLIAM F. BRANSON
ATTORNEY AT LAW

STATE OF OREGON COUNTY OF KLAMATH, is:

I hereby certify that the within instrument was received and filed for record on the 27th day of September, A.D., 1978 at 4:20 o'clock P. M., and duly recorded in Vol. 78 of _____ on Page 21538.

FEE \$3.00

WM. D. MILNE, County Clerk
By Bernard L. Litch Deputy