

60171

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Know All Men by These Presents, That ROBERT C. McDANIEL and BERYL B. McDANIEL, husband and wife,

of Klamath County State of Oregon,  
in consideration of Ten & no/100, (\$10.00), & other consideration Dollars.

to them paid by THOMAS M. AVERY and PATRICIA E. AVERY, husband and wife,

of Klamath County  
State of Oregon have bargained and sold and by these presents do grant, bargain, sell and convey unto said Thomas M. Avery and Patricia E. Avery, husband and wife,

their heirs and assigns, all the following bounded and described real property, situated in the County of Klamath and State of Oregon:

A tract of land situated in the SE $\frac{1}{4}$ SW $\frac{1}{4}$  of Section 7, Township 38 South, Range 9 E.W.M., Klamath County, Oregon, described as follows: Beginning at a point which bears N. 24 degs 52' West a distance of 39 feet and North 89 degs 09' West a distance of 173.3 feet from the iron pin which marks the quarter section corner common to sections 7 and 18, Township 38 South, Range 9 E.W.M., and running thence: Continuing North 89 degs 09' West a distance of 103.8 feet to a point; thence North 0 degs 55' East a distance of 388.6 feet to a point; thence North 59 degs 53' East a distance of 121.1 feet to a point; thence South 0 degs 55' West a distance of 450.9 feet more or less to the point of beginning, said tract containing 1 acre more or less situated in the SE $\frac{1}{4}$ SW $\frac{1}{4}$  of Section 7, Township 38 South, Range 9, E.W.M., in Klamath County, Oregon.

together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, and also all their estate, right, title and interest in and to the same, including dower and claim of dower.

TO HAVE AND TO HOLD, the above described and granted premises unto the said Thomas M. Avery and Patricia E. Avery, husband and wife,

their heirs and assigns forever. And Robert C. McDaniel and Beryl B. McDaniel, husband and wife,

grantor s above named do covenant to and with Thomas M. Avery and Patricia E. Avery, husband and wife,

the above named grantee s their heirs and assigns that they lawfully seized in fee simple of the above granted premises, that the above granted premises are free from all incumbrances,

and that they will and their heirs, executors and administrators, shall warrant and forever defend the above granted premises, and every part and parcel thereof, against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, the grantor s above named, ha ve hereunto set their hand s and seal s this August 26 day of 1958

EXECUTED IN THE PRESENCE OF

Robert C. McDaniel (SEAL)  
Beryl B. McDaniel (SEAL)

(SEAL)

(SEAL)

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100

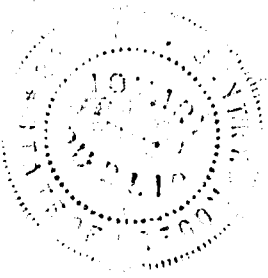
28662-A

STATE OF OREGON,

County of Klamath } ss.BE IT REMEMBERED, That on this August day of August A. D. 1958before me, the undersigned, a Notary Publicin and for said County and State, personally appeared the within named ROBERT C. McDANIEL and  
BERYL B. McDANIEL, husband and wife,who are known to me to be the identical persons described in and who executed the within instrument, and acknowledged to me that they executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal the day and year last above written.

*Betty C. Kent*  
 Notary Public for Oregon.  
 My Commission Expires 7-22-62



## WARRANTY DEED

STATE OF OREGON,

County of Klamath } ss.I certify that the within instrument was received for record on the 26th day of December A. D. 1978at 3:01 o'clock P.M., and recorded in M-78 on page 28662 Record of Deeds of said County.

Witness my hand and seal of County affixed.

Wm. D. Milne

Recorder of Conveyances.

By *Jaqueline M. Miller*  
 Fee \$6.00 Deputy

will call