

1957/50

64298



KNOW ALL MEN BY THESE PRESENTS, That Donna D. Jackson, a single woman

, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Robert and Betty E. Mozingo, husband and wife

, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

See attached description

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever. And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances

SUBJECT TO Contract and/or lien for irrigation and/or drainage and reservations, easements and rights of way of record and those apparent on the land.

and that grantor will warrant and forever defend the above granted premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$6,500.00

ⓐ However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which) ⓐ

In construing this deed and where the context so requires, the singular includes the plural.

WITNESS grantor's hand this 31st day of July, 1972

*Donna D. Jackson*

STATE OF OREGON, County of Klamath ) ss.

Personally appeared the above named Donna D. Jackson

and acknowledged the foregoing instrument to be her voluntary act and deed.

Before me:

*Amel*

Notary Public for Oregon

My commission expires 1-21-73

(OFFICIAL SEAL)

NOTE—The sentence between the symbols ⓐ, if not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

## WARRANTY DEED

TO

AFTER RECORDING RETURN TO

ROBERT MOZINGO  
RT 5 Box 1140 B  
KLAMATH FALLS

(DON'T USE THIS SPACE; RESERVED FOR RECORDING LABEL IN COUNTIES WHERE USED.)

STATE OF OREGON,

County of } ss.

I certify that the within instrument was received for record on the day of , 19 , at o'clock M., and recorded in book on page Record of Deeds of said County.

Witness my hand and seal of County affixed.

Title.

By

Deputy.

79 MAR 28 AM 11 31

6277

Commencing at the iron pin which marks the Northwest corner of Lot 3, Section 31, Township 37 South, Range 9, E.W.M., and running thence: South 1 degree 5' West along the West 40 line of said Lot 3, a distance of 328.5 feet to an iron pin; thence North 73 degrees 54' East a distance of 140.8 ft. to a point which is the point of curvature of a 16 degree curve to the left of the State Highway; thence at right angles on a radial line of said 16 degree curve, a distance of 30 feet to an iron pin which is on the South-easterly right of way line of the Dalles-California Highway; thence following the arc of a 14 degree 46' curve to the left, which curve is also the Southeasterly right of way line of the said Highway, a distance of 109.1 feet to an iron pin which is the true point of beginning and running thence: Continuing along the arc of a 14 degree 46' curve to the left, a distance of 70 feet to an iron pin which lies 30 ft. Southeasterly from the center line of the State Highway; thence South 42 degrees 34'; East along a radial line of the said curve, a distance of 159.1 feet to an iron pin; thence South 26 degrees 39' West a distance of 114.5 feet to an iron pin; thence North 32 degrees 14' West along a line which is a radial line of the above mentioned 14 degree 46' curve a distance of 209.5 feet, more or less, to the true point of beginning, being in Lot 3, Section 31, Township 37 South, Range 9, E.W.M., ALSO

Commencing at the iron pin which marks the Northwest corner of Lot 3, Section 31, Township 37 South, Range 9, E.W.M., and running thence: South 1 degree 5' West along the West 40 line of said Lot 3, a distance of 328.5 feet to an iron pin; thence North 73 degrees 54' East, a distance of 140.8 feet to a point which is the point of curvature of a 16 degree curve to the left of the State Highway; thence at right angles on a radial line of said 16 degree curve, a distance of 30 feet to an iron pin which is on the Southeasterly right of way line of the Dalles-California Highway; thence following the arc of a 14 degree 46' curve to the left, which curve is also the Southeasterly right of way line of said Highway a distance of 179.1 feet to an iron pin which is the true point of beginning, and running thence: Continuing along the arc of a 14 degree 46' curve to the left, a distance of 70 feet to an iron pin which lies 30 feet Southeasterly from the center of the State Highway; thence South 63 degrees 21' East a distance of 129.7 feet to an iron pin; thence South 26 degrees 39' West, a distance of 123.6 feet to an iron pin; thence North 42 degrees 34' West along a line which is a radial line of the above mentioned 14 degree 46' curve a distance of 159.1 feet, more or less, to the true point of beginning, said tract being in Lot 3, Section 31, Township 37 South, Range 9, E.W.M.

SUBJECT TO: Easement, including the terms and provisions thereof, to the California-Oregon Power Company, recorded December 26, 1939, in Deed Volume 126 at p. 196, Records of Klamath County, Oregon.

SUBJECT TO: That certain contract of sale in which Harold Warner Jr. is the seller and Donna D. Jackson is the purchaser said contract in Escrow at First Federal Savings and Loan Association, Main Street Office, Klamath Falls, Oregon which the vendor herein, Donna D. Jackson, agrees to pay and hold purchaser herein harmless therefrom.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

I hereby certify that the within instrument was received and filed for record on the 20th day of March A.D., 19 79 at 11:31 o'clock A M., and duly recorded in Vol. M79 of Deeds on Page 6276.

FEE \$6.00

WM. D. MILNE, County Clerk

By Bernetha A. Helich Deputy