

72901

Warranty Deed Vol. 79 Page 20234

This Indenture Witnesseth, That HARRY R. WAGGONER, NORMA E. WAGGONER, RAY BYRNES, IRENE BYRNES, ORRIN E. STUEMPGES, SHIRLEY A. STUEMPGES, DORMAN A. TURNER and ARLENE I. TURNER, dba WASHBURN ENTERPRISES,

SIX THOUSAND NINE HUNDRED FIFTY-
herein called "grantors," in consideration of / THREE AND 25/100 -----
Dollars to them paid, have bargained and sold and by these presents do grant,
bargain, sell and convey to

DARL C. McDIARMID and PHYLLIS A. McDIARMID, husband and wife,

herein called "grantees," their heirs and assigns forever, the following-described
premises, situated in Klamath County, State of Oregon

A tract of land situated in the SW1/4, Section 10, Township 39 S., R. 9 E.W.M., more particularly described as follows: Beginning at the SW corner of that certain tract of land conveyed to Fremont Glass & Millwork Co., recorded in Vol. M-70, Page 1756, Klamath County Deed Records; thence S. 00°02'15" E. along the Easterly right of way line of Washburn Way a distance of 325.00 feet to the true point of beginning of this description; thence S. 00°02'15" E. along the Easterly right of way line of Washburn Way a distance of 158.76 feet to a 5/8 inch iron pin; thence S. 89°30'00" E. parallel with the S. line of said Fremont Glass & Millwork Co. tract a distance of 175.00 feet to a 5/8 inch iron pin; thence N. 00°02'15" W. parallel with Washburn Way a distance of 158.76 feet to a 5/8 inch iron pin; thence N. 89°30'00" W. a distance of 175.00 feet to the true point of beginning of this description. SAVING AND EXCEPTING THEREFROM the Southerly 30 feet thereof. SUBJECT TO: (1) Regulations, levies, assessments, water and irrigation rights and easements for ditches and canals of Klamath Irrigation District. (2) Easement, including the terms and provisions thereof, for ditches, canals and pipelines, as reserved in a deed from Western Cities Company to H. M. Mallory, et al, dated August 16, 1948, recorded September 15, 1948, in Deed Vol. 225, Page 91, for ditches, canals and pipelines over, under or across, for purpose of diverting and delivering water for irrigation and domestic use of adjoining property.

Grantors reserve easements and rights of way along and upon a strip of land 40 feet in width parallel and adjacent to the Westerly boundary of said parcel for public roadways and thoroughfares.

Grantees, their heirs and assigns, shall not build, construct or maintain any building upon said parcel within 50 feet of the Westerly boundary of said parcel, nor shall grantees, their heirs and assigns, use or permit said parcel to be used for storage of abandoned or junked vehicles,

together with all tenements, hereditaments and appurtenances hereunto belonging or appertaining, and all estate, right, title and interest in and to the same.

TO HAVE AND TO HOLD said premises unto grantee.s, their heirs and assigns forever. Said grantors do covenant to and with said grantees, their heirs and assigns, that they are the owners of said premises, being lawfully seized in fee simple thereof; that said premises are free from all encumbrances, except as stated above; and that they and their heirs and representatives will warrant and defend the same from all lawful claims whatsoever.

The true and actual consideration for this transfer is \$6,953.25.

IN WITNESS WHEREOF, We have hereunto set our hands this _____ day of October, 1973.

RAY BYRNES

By _____
His Attorney in Fact

H. F. SMITH
Attorney at Law
539 Main Street
Klamath Falls, Oregon

[Handwritten signatures and names]
Norma E. Waggoner
Arleene I. Turner
Dorman A. Turner
Shirley A. Stuempges
Orrin E. Stuempges
Harry R. Waggoner

STATE OF OREGON }
County of KLAMATH }

ss. October 26 4, 1974

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Personally appeared the above-named HARRY R. WAGGONER, NORMA E. WAGGONER, ORRIN L. STUEMPGES, SHIRLEY A. STUEMPGES, DORMAN A. TURNER, ARLENE I. TURNER and IRENE BYRNES, know to me to be the identical persons described as grantors in the within Deed, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Herman F. Smith
NOTARY PUBLIC FOR OREGON
My commission expires 12-21-74

STATE OF OREGON }
County of KLAMATH }

ss. _____, 19____

Personally appeared _____, who, being first duly sworn, did say that _____ the _____ of _____ and that the foregoing Deed was signed in behalf of said corporation by authority of its Board of Directors; and _____ he acknowledged said Deed to be its voluntary act and deed.

Before me:

Herman F. Smith
NOTARY PUBLIC FOR OREGON
My commission expires _____

Warranty Deed

From

To

Recording Data:

Return to:

Crane & Bailey
540 MAIN ST
W. FALLS, OR 97601

STATE OF OREGON }
County of KLAMATH }

ss. October 24, 1974

Personally appeared IRENE BYRNES, who, being first duly sworn, did say that she is the attorney in fact for RAY BYRNES and that she executed the foregoing Deed by authority of and in behalf of said principal; and she acknowledged said instrument to be the act and deed of said principal.

Before me:

Herman F. Smith
NOTARY PUBLIC FOR OREGON
My commission expires 12-21-74

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Crane & Bailey, Attys.

this 24th day of August, A.D. 1979 at 2:53 clock P. M., on
tuly recorded in Vol. M79, of Deeds on Page 20234

Wm D. MILNE, County Clerk

By Kenneth A. Ketch

Fee \$7.00