

84361

WARRANTY DEED

Vol. ^{M80} Page 8923~

This Indenture Witnesseth, THAT JOHN N. WINTON and HARRIET WINTON, HUSBAND AND WIFE,

hereinafter known as grantors for the consideration hereinafter recited, has bargained and sold, and by these presents do ^{grant, bargain, sell and convey unto} LUPE A. MILLER,

her heirs and assigns, the following described premises, situated in Klamath County, Oregon, to-wit:

A tract of land situated in Government Lots 11 and 12 in Section 4, Township 35 South, Range 7 East of the Willamette Meridian.

That portion of Government Lot 11 lying Westerly of the West bank of the Williamson River, EXCEPTING THEREFROM that portion of Lot 11 described as follows:

Beginning at a point which is 1083 feet West and 1391 feet South of the Northeast section corner of Section 4, Township 35 South, Range 7 East of the Willamette Meridian; thence South 105.53 feet; thence East 164.34 feet; thence Northeasterly along the bank of Williamson River to a point due East of the point of beginning; thence West 200 feet to the point of beginning.

That portion of Government Lot 12 lying East of the Easterly right of way line of United States Highway #97.

Subject to: Taxes for fiscal year commencing July 1, 1975, which are now a lien but not yet payable; the rights of the public and of governmental bodies in and to any portion of the above property lying below high water mark of the Williamson River; Reservations and restrictions, including the terms and provisions thereof, as set forth in Land Status Report, recorded March 16, 1959, in Deed Vol. 310 at page 508 and recorded March 16, 1959 in Deed Vol. 310 at page 517; Easements and rights of way of record and those apparent on the land, if any.

(Note: It is understood and agreed that the above-described property has been inspected by the Department of Environmental Quality and has been determined not to be acceptable for sub-surface sewage disposal. There have been no representations made by the grantor or his agents as to the suitability for sub-surface sewage disposal, and that in spite of these conditions grantee is willing to purchase the said property.)

The true and actual consideration for this transfer is \$ 15,000.00 ~~15,000~~

The foregoing recitation of consideration is true as I verily believe.

TO HAVE AND TO HOLD the said premises with their appurtenances unto the said grantee, her heirs and assigns forever. And the said grantor do ^{they are} hereby covenant to and with the said grantee, her heirs and assigns, that ~~they are~~ the owners in fee simple of said premises; that they are free from all incumbrances, except those above set forth, and that they will warrant and defend the same from all lawful claims whatsoever, except those above set forth.

IN WITNESS WHEREOF, they have hereunto set their hands and seals this 20th day of August, 1975

(SEAL)

(SEAL)

(SEAL)

(SEAL)

STATE OF OREGON, County of Jackson ss. August 26 1975
Personally appeared the above named John N. Winton and Harriet Winton

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

From Office of
GANNON, GANNON & SISEMORE
First Federal Building
Klamath Falls, Oregon

Before me:

Notary Public for Oregon.
My commission expires 1-27-79

STATE OF OREGON,

County of Klamath ss.

I certify that the within instrument was received for record on the 15th day of May, 1980, at 1:13 o'clock p. M., and recorded in book M80 on page 8929 Record of Deeds of said County.

Witness my hand and seal of County affixed.

By D. Milne
Bernetha Hetch County Clerk-Recorder
Deputy

Fee \$3.50

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4 Return

Until a change is requested, mail all tax statements to:
Lupe Miller, Box 855, Chiloquin, Oregon 97624

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