

WARRANTY DEED

GEORGIA E. ROSS, formerly GEORGIA E. MATHEWS, Grantor, conveys and warrants to CARL R. SEVEY and DOROTHY J. SEVEY, husband and wife, Grantees, the following described real property located in Klamath County, State of Oregon, free of all encumbrances, except as specifically set forth herein:

A portion of the NW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 3, Township 39 South, Range 9 East of the Willamette Meridian, described as follows:

Beginning at the intersection of the Northerly right of way line of Boardman St. with the Westerly right of way line of Crest Street, said point being Northwest a distance of 30 feet, more or less from the Southeast corner of the NW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 3, Township 39 South, Range 9 East of the Willamette Meridian; thence North along said Westerly right of way of Crest St. a distance of 500 feet to a point; thence N66°55' W. 217.5 feet to the true point of beginning of this description; thence continuing N66°55' W a distance of 165.4 feet; thence South 250.6 feet; thence East a distance of 155 feet to a point; thence North 185.6 feet to the true point of beginning.

SUBJECT TO:

1. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Irrigation District;
 2. Regulations, including levies, liens, assessments, rights of way and easements of South Suburban Sanitary District;
 3. An easement created by instrument, including the terms and provisions thereof, recorded February 6, 1941, in Book 217, Page 307, in favor of J. G. Vermillion for the purpose of constructing and maintaining an irrigation ditch along the boundary lines.
 4. Reservations, restrictions, rights of way, easements of record and those apparent on the land.
- The true and actual consideration paid for this conveyance is \$10,000.00.

WITNESS Grantor's hand this 13th day of June, 1975.

STATE OF OREGON

County of Klamath

) ss.

Personally appeared GEORGIA E. ROSS, formerly GEORGIA E. MATHEWS, and acknowledged the foregoing instrument to be her voluntary act and deed.

80 JUL 2 PM 1 03

BEFORE ME:

12244

Unless a change is requested
all tax statements shall be
sent to the following address:

Mariene T. Addington
NOTARY PUBLIC FOR OREGON
My Commission Expires: 3-21-77

Mariene T. Addington
Notary Public for Oregon
My commission expires 3-21-77

AFTER RECORDING RETURN TO

Mr. and Mrs. Carl R. Sevey
3704 Cannon Ave.
H. Falls, Or.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record ~~on request~~

this 2nd day of July A. D. 1980 at 1:03 clock P.M., and

duly recorded in Vol. M80, of Deeds on Page 12243

Wm D. MILNE, County Clerk

By *Bernetha D. Fletcher*

Fee \$7.00