

86846

WARRANTY DEED (INDIVIDUAL)

Vol. 1780 Page 12995

MARGARET E. JOHNSON AKA: MARGARET E. STONE

, hereinafter called grantor, convey(s) to

LEE L. STONE

all that real property situated in the County

of Klamath, State of Oregon, described as:

See Attached Exhibit "a"

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except
See Attached Exhibit "a"

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$ to clear TitleDated this 2nd day of July, 19 80.Margaret E. StoneSTATE OF OREGON, County of Klamath) ss.On this 11th day of JulyMargaret E. Stone, 19 80 personally appeared the above named
and acknowledged the foregoinginstrument to be her voluntary act and deed.

Before me:

Susan C. Patte

Notary Public for Oregon

My commission expires: 11/2/82

- * The dollar amount should include cash plus all encumbrances existing against the property to which the property remains subject or which the purchaser agrees to pay or assume.
- ** If consideration includes other property or value, add the following: "However, the actual consideration consists of or includes other property or value given or promised which is part of the/the whole consideration." (Indicate which)

WARRANTY DEED (INDIVIDUAL)

TO

After Recording Return to:

Lee L. Stone
P.O. Box 223
Chiloquin, Oregon 97624

STATE OF OREGON,)

) ss.

County of)

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 _____ Records of Deeds of said County.

Witness my hand and seal of County affixed.

Title

Deputy

'80 JUL 14 AM 11 42

EXHIBIT "A"

12996

DESCRIPTION OF PROPERTY

A portion of the NW $\frac{1}{4}$ NE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 2, Township 35 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point which is South 58°24'35" West 770.82 feet, more or less, from the Northeast corner of NE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 2, Township 35 South, Range 7 E.W.M.; thence South 88°27'27" West 654.29 feet more or less; thence North 401.30 feet more or less; thence North 88°27'27" East to the Westerly right of way boundary of the Sprague River; thence in a Southerly direction along said westerly boundary line of the Sprague River to a point due East of the point of beginning; thence South 88°27'27" West to the point of beginning.

Subject to:

1. The rights of the public in and to any portion of the above property lying within the limits of roads or highways.
2. Terms and provisions of the Land Status Report, recorded in Deed Book 305, at page 668, records of Klamath County, Oregon.
3. The rights of the public and of Governmental bodies in and to any portion of the herein described property lying below the mean high water mark of the Sprague River.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Transamerica Title Co.

this 14th day of July A. D. 19 80 at 11:42 o'clock A.M., and

fully recorded in Vol. M80, of Deeds on Page 12995

By Wm D. MILNE, County Clerk

Fee \$7.00