

8718

Vol. M&2 Page 1200WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That we, Clifford E. Milhorn and Marcella Milhorn, husband and wife, for and in consideration of the sum of \$11,000.00 have bargained and sold and by these presents do bargain, sell and convey unto Barbara M. Severns the following described real property situated within Klamath County, State of Oregon, to-wit:

Township 37 South, Range 11, E.W.M.
Section 1: The NE $\frac{1}{4}$ NW $\frac{1}{4}$ NW $\frac{1}{4}$ and the following described portion of the SE $\frac{1}{4}$ NW $\frac{1}{4}$ NW $\frac{1}{4}$, to-wit:

Beginning at the NE corner of said tract, thence running West 660 feet to the center of said NW $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section 1, thence South 660 feet to the SW corner of the SE $\frac{1}{4}$ NW $\frac{1}{4}$ NW $\frac{1}{4}$, thence in a northeasterly direction to the point of beginning, together with the following described tract of real property to-wit:

Beginning at the SW corner of the NW $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section 1, Township 37 South, Range 11, E.W.M., thence running South along and upon the section line to a point 660 feet distant; thence running NE to the quarter corner between the SW corner of the SE $\frac{1}{4}$ NW $\frac{1}{4}$ NW $\frac{1}{4}$ and the SE corner of the SW $\frac{1}{4}$ NW $\frac{1}{4}$ NW $\frac{1}{4}$, thence running West to the point of beginning. Together with a non-exclusive 25 foot easement for roadway purposes across the more southerly 25 feet of the SW $\frac{1}{4}$ SW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 36, Township 36 South, Range 11, E.W.M., and together with a non-exclusive 25 foot easement for roadway purposes across the most northerly 25 feet of the NW $\frac{1}{4}$ NW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 1, Township 37 South, Range 11 E.W.M., and together with a non-exclusive 50 foot easement for roadway purposes running from the NW corner of Section 1, Township 37 South, Range 11 E.W.M., to Oregon State Highway No. 140 adjacent to the West boundary line of Section 1.

RESERVING UNTO THE GRANTORS, a non-exclusive 25 foot easement for roadway purposes across the most northerly portion of the NE $\frac{1}{4}$ NW $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section 1.

TO HAVE AND TO HOLD the above granted premises unto the grantee and unto her heirs and assigns forever and the grantors do covenant with the grantee that they are lawfully seised of a merchantable fee simple title to the above granted premises;

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that said premises are free of all liens and encumbrances excepting:

- (1) Right of Way Easement, including the terms and provisions thereof, granted to Pacific Power and Light Co., for transmission and distribution of electricity by instrument dated March 4, 1963, recorded June 21, 1963 in Deed Volume 346 at page 223, over N $\frac{1}{2}$ NW $\frac{1}{4}$ and additional property.
- (2) All taxes assessed against said premises beginning with and from and after the tax year 1971-72.

The grantors do further covenant that they will forever warrant and defend the above granted premises unto the grantee, her heirs and assigns against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF the grantors have hereunto set their hands and seals this 12 day of January, 1982.

Clifford E. Milhorn (SEAL)
CLIFFORD E. MILHORN
Marcella Milhorn (SEAL)
MARCELLA MILHORN

STATE OF OREGON
County of Klamath) ss.

On this 12 day of January, 1982, before me personally appeared the within named Clifford E. Milhorn and Marcella Milhorn, husband and wife, and they did then and there acknowledge that they executed the foregoing instrument.

J. R. Lunsford
NOTARY PUBLIC FOR OREGON
My Commission Expires Feb 2, 1984

Until a change is requested,
all tax statements shall be sent to:

Barbara M. Severns
2832 S.W. 38th St.
Oklahoma City, Oklahoma 73119

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at XXXXXXX
this 29 day of January

duly recorded in Vol. M 82 at 3:46 clock P M., and
Fee \$8.00

Deeds on Page 1200
By Joyce M. Biehn
EV LYN BIEHN County Clerk