

10095

WARRANTY DEED.

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KNOW ALL MEN BY THESE PRESENTS, That JOHN M. OWENS and SHELLA M. OWENS, hereinafter called the grantors for the consideration herein-after stated, to grantor paid by ROBERT M. GION and VIRGINIA L. GION, hereinafter called the grantees do hereby grant, bargain, sell and convey unto the said grantees and grantees' heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

A tract of land situated in the E $\frac{1}{2}$ SE $\frac{1}{4}$  of Section 1, Township 39 S., Range 9 East, W.M., Klamath County, Oregon, being more particularly described as follows:

Beginning at the SW corner of the SE $\frac{1}{4}$ SE $\frac{1}{4}$  of said Section 1; thence N 00°50'00" W. along the West line of the E $\frac{1}{2}$ SE $\frac{1}{4}$  of said Section 1, 2129.13 feet; thence East 372.24 feet to a 5/8 inch iron pin marking the True Point of Beginning of this description; thence North 363.30 feet to a point 160.00 feet South of the North line of the E $\frac{1}{2}$ SE $\frac{1}{4}$  of said Section 1; thence S 69°31'20" W, parallel to said North line, 361.49 feet to a point 16.00 feet East (measured at right angles) to the West line of the said E $\frac{1}{2}$ SE $\frac{1}{4}$ ; thence S 00°50'00" E, parallel to the West line of said E $\frac{1}{2}$ SE $\frac{1}{4}$ , 245 feet, more or less, to the Southwesterly high water line of the Enterprise Irrigation District high line canal; thence Southeasterly along said high water line to point that is West of the True Point of Beginning; thence East 116 feet, more or less, to the True Point of Beginning, containing 2.66 acres, more or less, with bearings based on recorded survey No. 1978, as recorded in the Klamath County Surveyor's Office.

SUBJECT To reservations and restrictions of record, easements and rights of way of record and those apparent on the land; acreage and use limitations; liens and assessments of the Klamath Project and Enterprise Irrigation District, and regulations, contracts, easements, and water and irrigation rights in connection therewith.

SUBJECT ALSO To specially assessed Farm Use Taxation and Disqualification and additional assessment if any change is made in the use of the land.

TO HAVE AND TO HOLD The same unto the said Grantees and Grantees' heirs, successors and assigns forever.

And said Grantors hereby covenant to and with said Grantees and Grantees' heirs, successors and assigns, that Grantors are lawfully seized in fee simple of the above-granted premises, free from all encumbrances except as hereinabove set forth, and that Grantors will warrant and forever defend the above granted premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

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32 MAR 19 AM 11 05

Case  
8-1

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$25,000.00.

WITNESS GRANTORS' hands this 18th day of February, 1977.

John M. Owens  
Shella M. Owens

STATE OF OREGON, )  
 County of Klamath. ) ss.

February 18, 1977,

Personally appeared the above-named JOHN M. OWENS and ~~SHELLA M. OWENS~~, and acknowledged the foregoing instrument to be ~~their~~ <sup>his</sup> voluntary act and deed.

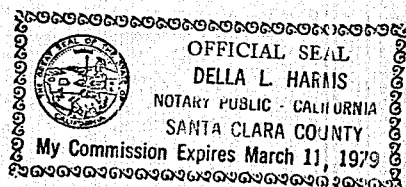
Before me:

Robert A. Bunker  
 Notary Public in and for said County  
 and State.  
 My Commission Expires: 1/11/78

STATE OF CALIFORNIA, )  
 County of Santa Clara. ) ss.  
February 24, 1977,

Personally appeared the above-named SHELLA M. OWENS, and acknowledged the foregoing instrument to be her voluntary act and deed.

Before me:



Della L. Harris  
 Notary Public for California.  
 My Commission Expires: 3-11-79

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Robert M. Gion  
2411 Vermont Ave

PROCTOR & PUCKETT  
 ATTORNEYS AT LAW  
 280 MAIN STREET  
 KLAMATH FALLS, OREGON 97601

STATE OF OREGON; COUNTY OF KLAMATH; ss.

I hereby certify that the within instrument was received and filed for record on the

19 day of March A.D., 1982 at 11:05 o'clock A M., and duly recorded in

Vol M 82, of Deeds on page 3435.

Fee \$8.00

EVELYN BIEHN  
 COUNTY CLERK  
 By Joyce M. Thure deputy