

1967/504

17239

RUTH E. BUHRLE

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KNOW ALL MEN BY THESE PRESENTS, That

hereinafter called the grantor, for the consideration hereinafter stated,

to grantor paid by

PAUL S. FOX and MARY A. FOX, husband and wife

hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's 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 NE $\frac{1}{4}$  NW $\frac{1}{4}$  of Sec. 18, T. 38 S., R. 9 EWM, more particularly described as follows: Beginning at a point which lies 178.3 feet S. 60° 02' W. of the intersection of the Easterly right-of-way of the Dalles-California Highway and the Section line common to Sections 7 and 18, T. 38 S. R. 9 EWM, and following said right-of-way line S. 60° 02' W. to a point 90.6 feet distant; thence S. 89° 09' E. to a point 718.8 feet distant; thence N. 00° 51' E. to a point 89.3 feet distant; thence N. 89° 05' W. a distance of 710.7 feet to the point of beginning.

SUBJECT TO: (1) Rights of the public in and to any portion of said premises lying within the limits of public roads and highways; (2) Right of Way, including the terms and provisions thereof, from Klamath Development Company to the California Oregon Power Company dated 8/28/23, recorded 8/29/23 in Book 61 at Page 400, Deed Records of Klamath County, Oregon.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever. And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances

and that grantor 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.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 13,500.00. However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which).<sup>ⓐ</sup>

In construing this deed and where the context so requires, the singular includes the plural. WITNESS grantor's hand this 16 day of November, 1972.

STATE OF OREGON, County of Klamath, ) ss.  
Personally appeared the above named RUTH E. BUHRLE

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

Before me, Evelyn Biehn  
Notary Public for Oregon  
My commission expires 3-8-74

(OFFICIAL SEAL)

NOTE—The symbols ⓐ, if not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

## WARRANTY DEED

RUTH E. BUHRLE

TO

Mr. and Mrs. Paul S. Fox

AFTER RECORDING RETURN TO

Paul S. Fox  
Rt 5 Box 1035A -  
Ch

(DON'T USE THIS SPACE! RESERVED FOR RECORDING LABEL IN COUNTIES WHERE USED.)

## STATE OF OREGON

County of Klamath ss.

I certify that the within instrument was received for record on the 16 day of NOV, 1972, at 1:36 o'clock A.M., and recorded in book MB2 on page 15230 or as filing fee number 17239, Record of Deeds of said County.

Witness my hand and seal of

County affixed.

Evelyn Biehn

County clerk Title  
By Evelyn Biehn Deputy

Fee \$4.00