

04-42117

MTG 13696

Vol. msu Page. 9464



IN 37435
2048

WARRANTY DEED—STATUTORY FORM
INDIVIDUAL GRANTOR

MARLEEN C. GARRETT and JAMES L. GARRETT, JR. Grantor,

conveys and warrants to ELNORA A. LEONARD and ALVERA M. MOERER
Grantee, the following described real property free of encumbrances
except as specifically set forth herein situated in Klamath County, Oregon, to-wit:

A parcel of land situated in the SE 1/4 SE 1/4 of Section 25,
Township 39 South, Range 7 East of the Willamette Meridian,
Klamath County, Oregon, being more particularly described as
follows:

(Continued on Reverse side)

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)
The said property is free from encumbrances except (See Reverse side)

The true consideration for this conveyance is \$72,000.00. (Here comply with the requirements of ORS 93.030)

Dated this 5TH day of JUNE, 1984

Marleen C. Garrett
MARLEEN C. GARRETT
James L. Garrett Jr.
JAMES L. GARRETT, JR.

STATE OF OREGON, County of Klamath, ss.
Personally appeared the above named MARLEEN C. GARRETT and JAMES L. GARRETT JR.

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

Before me: Rount & Teller
Notary Public for Oregon—My commission expires: 10-13-86

(OFFICIAL SEAL)

WARRANTY DEED
MARLEEN C. and JAMES L. GARRETT, JR.
ELNORA A. LEONARD and
ALVERA M. MOERER

GRANTEE'S ADDRESS, ZIP
After recording, return to:
ELNORA A. LEONARD and
ALVERA M. MOERER
P.O. BOX 134
KENO, OR 97627
NAME, ADDRESS, ZIP

Until a change is requested, all tax statements
shall be sent to the following address:
KLAMATH FIRST FEDERAL
SAVINGS & LOAN
2943 SOUTH SIXTH STREET
KLAMATH FALLS, OR 97603
NAME, ADDRESS, ZIP

STATE OF OREGON,

County of _____ ss.
I certify that the within instru-
ment was received for record on the
_____ day of _____, 19____,
at _____ o'clock _____ M., and recorded
in book/reel/volume No. _____ on
page _____ or as document/tee/file/
instrument/microfilm No. _____
Record of Deeds of said county.
Witness my hand and seal of
County affixed.

NAME TITLE
By _____ Deputy

ECPC

MADE THIS DEED - BEAR WITNESS

28170

AT (Legal Description) This

9465

Beginning at 5/8 inch iron pin marking the intersection of the West line of said SE 1/4 SE 1/4 with the Southerly right of way line of Clover Creek Road, a county road, thence South 56° 29' 11" East along said right of way, 436.15 feet to a 5/8" iron pin marking the true point of beginning; thence leaving said right of way line South 38° 20' 44" West, 290.32 feet to an iron pin; thence South 41° 43' 19" East, 362.04 feet to a 5/8" iron pin on the Northerly right of way line of a public road; thence North 71° 21' 54" East 171.41 feet; thence North 34° 45' 25" East 246.26 feet to a 5/8" iron pin on the Southerly right of way of Clover Creek Road, thence North 56° 29' 11" West 436.15 feet to a true point of beginning, with bearings based on Survey No. 2869 as filed in Klamath County.

(This is a true and correct copy of the original as the same is on file in the office of the County Clerk of Klamath County, Oregon.)

(Encumbrances Continued)

1. Reservations or exceptions in patents or in Acts authorizing the issuance thereof.
2. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.
3. Grant of Overhang Easement, including the terms and provisions thereof, for electric transmission lines, in favor of Pacific Power & Light Company, a Maine corporation, as disclosed by instrument recorded March 29, 1966 in Volume M66, page 2713, Microfilm Records of Klamath County, Oregon.
(The overhang easement is for two 12,000 volt primary wires along the South edge of a public road known as the Keno Plant Road and approximately 590' West of Clover Creek Road).

STATE OF OREGON: COUNTY OF KLAMATH: ss

I hereby certify that the within instrument was received and filed for record on the 5th day of June A.D., 1984 at 4:13 o'clock P. M. and duly recorded in Vol M84, of Deeds on page 9464.

EVELYN BIEHN, COUNTY CLERK

Fee: \$ 8.00

by: [Signature], Deputy