

78969

MTL-12096-
WARRANTY DEEDVol. M01 Page 16198

KNOW ALL MEN BY THESE PRESENTS that, CHRISTIAN LITZENBERGER and THELMA LITZENBERGER, husband and wife, hereinafter called the Grantors, for the consideration hereinafter stated, to Grantors paid by ELBERT G. HENDERSON, 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 portion of Tracts 6, 7 and 10 of Tracts 25 and 32, inclusive, of Altamont Ranch Tracts, Klamath County, Oregon, more particularly described as follows:

Beginning at a 5/8-inch iron pin on the northerly right of way line of Anderson Avenue, being S 88°52'40" E 170.42 feet from the centerline of vacated Avalon Street; thence N 02°00'40" E along the easterly side of a chain link fence 72.80 feet to the easterly edge of a corner post; thence N 88°52'40" W 2.60 feet to a P-K nail set in concrete; thence N 02°00'40" E 303.03 feet to a 5/8 inch iron pin on the southwesterly right of way line of the Burlington Northern Railway Company tracks, said right of way being parallel to and 125 feet (measured at right angles) from the centerline of the main line of said Railway Company tracks, as now located and constructed; thence S 48°02'10" E 286.90 feet along said right of way line to a 5/8 inch iron pin on the westerly line of said Tract 10; thence S 00°06'00" E along the westerly line of said track 10 to a 5/8 inch iron pin, said iron pin being on the southwesterly right of way line of the said Railway Company tracks and being 150 feet (measured at right angles) from the centerline of the main line of said Railway Company tracks; thence S 48°02'10" E along said southwesterly right of way line 236.23 feet to a 5/8 inch iron pin on the northerly right of way line of said Anderson Avenue; thence N 88°52'40" W 399.70 feet to the point of beginning, containing 1.75 acres, with bearings based on record of survey No. 2031, as recorded in the office of the Klamath County Surveyor. The above described tract of land subject to all easements of record and apparent.

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

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

And said Grantors hereby covenant to and with said Grantee and Grantee's heirs, successors and assigns, that Grantors are lawfully seized in fee simple of the above granted premises, free from all encumbrances, except as above set forth, and that Grantors will warrant and forever defend the said 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.

07 SEP 4 PM 2 23

The true and actual consideration paid for this transfer, stated in terms of dollars is \$ 396,954.00 16199

IN WITNESS WHEREOF the Grantors have executed this instrument this 1st day of November, 1976.

Christian Litzenberger
Christian Litzenberger

Thelma Litzenberger
Thelma Litzenberger

STATE OF OREGON)
County of Klamath) ss.

November 1, 1976

Personally appeared the above named CHRISTIAN LITZENBERGER and THELMA LITZENBERGER, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

[Signature]
Notary Public for Oregon
My Comm. expires: 9/17/78.

*Return
NYC.*

*Index: 3007-Anderson
Klamath Falls, Or
97603*

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STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Company
of September A.D., 19 87 at 2:23 o'clock P M., and duly recorded in Vol. M87 the 4 th day
of Deeds on Page 16198

FEE \$14.00

Evelyn Biehn,
By [Signature] County Clerk