

197/50

80113

KNOW ALL MEN BY THESE PRESENTS, That

JOHN WEIMER



to grantor paid by ARTHUR LEE STURGEON and BARBARA JEAN STURGEON, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated,

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:

Beginning on the North line of the County Road at a point North 0°27' West 30.0 feet and South 89° 33' West a distance of 1041 feet from the iron axle which marks the Southeast corner of the NE $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 25, Township 39 South, Range 9 East of the Willamette Meridian, the said point of beginning being the Southwest corner of the tract of land deeded by grantor to George Carson and Ruby Carson, husband and wife, by deed recorded in Book 146 at page 433, Deed Records of said County; thence West along said line of road a distance of 193.0 feet; thence North and parallel to the West line of said Carson Tract 276.3 feet; thence East and parallel to said road line 193 feet to Northwest corner of said Carson Tract; thence South along the West line of said Carson Tract 276.3 feet; to the point of beginning, and reserving right of way for ditch and right to use water from the same on other property.

(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 except contracts, liens, assessments, rules and regulations for irrigation, drainage and sewage, and reservations, restrictions, easements, and rights of way of record and those apparent on the land.

MAIL TAX STATEMENTS TO: ARTHUR LEE STURGEON and BARBARA JEAN STURGEON
Rt. 2, Box 561, Klamath Falls, Oregon

B.S. 7083 HENLEY RD 97603

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 \$12,000.00

~~GRANTOR HEREBY CERTIFIES THAT THE ABOVE DESCRIBED PROPERTY IS NOT SUBJECT TO ANY OTHER DEEDS, MORTGAGES, EASEMENTS, OR OTHER INTERESTS OF RECORD OR IN FACT.~~

In construing this deed and where the context so requires, the singular includes the plural.

WITNESS grantor's hand this 26th day of February, 1974

John A. Weimer

STATE OF OREGON, County of Klamath) ss.

Personally appeared the above named JOHN WEIMER

February 26, 1974

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

Before me:

[Signature]
Notary Public for Oregon

My commission expires 11-22-77

(OFFICIAL SEAL)

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

WARRANTY DEED

JOHN WEIMER

TO

ARTHUR LEE STURGEON and
BARBARA JEAN STURGEON

AFTER RECORDING RETURN TO

ART STURGEON
7083 HENLEY RD
K. FALLS, OR.
97603

(DON'T USE THIS
SPACE; RESERVED
FOR RECORDING
LABEL IN COUN-
TIES WHERE
USED.)

STATE OF OREGON

County of Klamath) ss.

I certify that the within instrument was received for record on the 5th day of October, 1987, at 2:11 o'clock P.M., and recorded in book M87 on page 18034 or as file number 80113, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Evelyn Biehn,

Klamath County Clerk, Title

By P. M. Smith Deputy

Fee: \$10.00

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