

1-1-74

24213

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That HARRY R. WAGGONER and NORMA E. WAGGONER, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ERIC C. LEWIS and BEVERLY LEWIS, husband and wife

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 NW $\frac{1}{4}$ of Section 18, Township 39 S., R. 10 E.W.M., more particularly described as follows: Beginning at the NW corner of said Section 18; thence S. 00°01'10" W. 2132.47 feet; thence S. 89°51'42" E. 1525.28 feet to the true point of beginning of this description; thence N. 00°00'22" E. 372.55 feet; thence S. 89°55'23" E. 509.62 feet; thence S. 00°00'23" W. 373.10 feet; thence N. 89°51'42" W. 509.62 feet to the true point of beginning, containing 4.36 acres, more or less, with bearings based on recorded Survey No. 2026, as recorded in the Klamath County Surveyor's office. TOGETHER WITH the non-exclusive right of ingress and egress over the following-described roads: 60-foot strips of land situated in the N $\frac{1}{2}$ of Section 18, Township 39 S., R. 10 E.W.M., Klamath County, Oregon, being 30 feet on either side of, measured at right angles from the following-described center lines: (1) Beginning at a point on the easterly right of way line of State Highway 39; said point being S. 00°01'10" W. 2162.47 feet

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE) (CONTINUED ON REVERSE)

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 as set out herein,

and that grantor 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.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$12,278.00

~~However, the actual consideration consists of or includes other property or value, grantor hereby states that the consideration kindred which is not recited herein, but which should be recited, is as follows:~~

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 19 day of April, 1979; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, County of _____ ss.

County of KLAMATH
April 19, 1979

Personally appeared _____ and

who, being duly sworn, each for himself and not one for the other, did say that the former is the president and that the latter is the secretary of _____

a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: _____

Notary Public for Oregon

My commission expires: 8-5-79

Harry R. Waggoner and Norma E. Waggoner
P. O. Box 664
Klamath Falls, Oregon 97601

GRANTOR'S NAME AND ADDRESS

Eric C. Lewis and Beverly Lewis
4800 Driftwood Drive
Klamath Falls, Oregon 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

KCC

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

Eric C. Lewis and Beverly Lewis
4800 Driftwood Drive
Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

STATE OF OREGON, County of _____ ss.

I certify that the within instrument was received for record on the day of _____, 19____,

at _____ o'clock _____ M., and recorded in book _____ on page _____ or as file/reel number _____

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Recording Officer

By _____

Deputy

SPACE RESERVED
FOR
RECORDER'S USE

and S. 89°51'42" E. 25.31 feet from the NW corner of said Section 18; thence S. 89°51'42" E. 2548.10 feet to a point, N. 89°51'42" W. 30.00 feet from the East line of the NW $\frac{1}{4}$ of said Section 18.

(2) Beginning at the center $\frac{1}{4}$ corner of said Section 18; thence N. 00°00'23" E. 1334.32 feet to the C-N $\frac{1}{16}$ corner of said Section 18.

(3) Beginning at a point S. 00°01'10" W. 2192.47 feet and S. 89°51'42" E. 1323.84 feet from the NW corner of said Section 18; thence S. 00°02'03" E. 465.00 feet to the South line of the NW $\frac{1}{4}$ of said Section 18.

(4) Beginning at a point S. 00°01'10" W. 2132.47 feet and S. 89°51'42" E. 599.83 feet from the NW corner of said Section 18; thence N. 00°02'42" W. 409.32 feet; thence S. 89°59'04" E. 132.38 feet; thence on the arc of a curve to the right (radius = 250.00 feet, central angle = 47°03'50") 205.35 feet; thence S. 42°55'14" E. 81.00 feet; thence on the arc of a curve to the left (radius = 175.06 feet, central angle = 71°03'30") 217.11 feet; thence N. 66°01'16" E. 144.49 feet; thence on the arc of a curve to the left (radius = 370.00 feet, central angle = 69°18'42") 447.60 feet; thence N. 03°17'26" W. 157.53 feet to the North line of the SE $\frac{1}{4}$ of said Section 18.

SUBJECT TO: (1) Acreage and use limitations under provisions of United States Statutes and regulations issued thereunder. (2) Liens and assessments of Klamath Project and Enterprise Irrigation District, and regulations, contracts, easements and water and irrigation rights in connection therewith. (3) Right of way for transmission line, including the terms and provisions thereof, given by Irving J. Dixon, a single man, to California Oregon Power Company, a California corporation, dated April 21, 1926, recorded May 5, 1926, in Volume 69, Page 534, Deed Records of Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Co. the 3rd day of Jan. A.D., 19 91 at 10:17 o'clock A M., and duly recorded in Vol. M91 of Deeds on Page 74.

FEE \$33.00

Evelyn Biehn - County Clerk

By Pauline Muelndare