

32713

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That HAROLD D. YORK and DORIS J. YORK, husband and wife, hereinafter called the Grantor, for the consideration hereinafter stated, to Grantor paid by JUSTIN H. HALL and ELIZABETH RUBY HALL, 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:

PARCEL 1:

Beginning at a point on the Westerly right of way line of the Dalles California Highway, which lies South $19^{\circ}24'$ East, a distance of 1005 feet from the iron axle which marks the Southeast corner of Lot 1, Block 7, Chemult, Oregon, and running thence continuing South $19^{\circ}24'$ East along the Westerly right of way line of the Dalles California Highway a distance of 90 feet and along the arc of a $2^{\circ}56'$ curve to the left a distance of 10 feet; thence South $70^{\circ}36'$ West a distance of 300 feet to an iron pin; thence North $19^{\circ}24'$ West a distance of 100 feet to an iron pin; thence North $70^{\circ}36'$ East a distance of 300 feet, more or less, to the point of beginning, in the SW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 21, Township 27 South, Range 8 East of the Willamette Meridian.

PARCEL 2:

A tract of land described as follows: Beginning at a point on the Westerly right of way line of the Dalles California Highway which lies South $19^{\circ}24'$ East a distance of 1095 feet and along the arc of a $2^{\circ}56'$ curve to the left a distance of 10 feet from the iron axle which marks the Southeast corner of Lot 1, Block 7, Chemult, Oregon, and running thence continuing Southeasterly along the arc of a $2^{\circ}56'$ curve to the left a distance of 100 feet to a point; thence South $70^{\circ}36'$ West a distance of 303.1 feet to an iron pin; thence

North 19° 24' West a distance of 100 feet to an iron pin; thence North 70° 36' East a distance of 300 feet, more or less, to the point of beginning, in the SW¼SW¼ of Section 21, Township 27 South, Range 8 East of the Willamette Meridian.

PARCEL 3:

A tract of land described as follows: Beginning at a point on the Westerly right of way line of the Dalles California Highway which lies South 19° 24' East a distance of 1095 feet and along the arc of a 2° 56' curve to the left a distance of 110 feet from the iron axle which marks the Southeast corner of Lot 1, Block 7, Chemult, Oregon, and running thence, continuing Southeasterly along the arc of a 2° 56' curve to the left a distance of 190.2 feet to an iron pin on the Westerly right of way line of the Dalles, California Highway on the South section line of Section 21, Township 27 South, Range 8 East of the Willamette Meridian; thence South 89° 12' West along the Section line a distance of 340.9 feet to an iron pin which lies North 89° 12' East along the Section line a distance of 764.5 feet from the Southeast corner of said Section 21; thence North 19° 24' West a distance of 81.1 feet to an iron pin; thence North 70° 36' East a distance of 303.1 feet, more or less, to the point of beginning, in the SW¼SW¼ of Section 21, Township 27 South, Range 8 East of the Willamette Meridian.

SAVING AND EXCEPTING from the above described parcels that portion thereof conveyed to the State of Oregon, by and thru its State Highway Commission by deed recorded June 22, 1954 in Volume 267 of Deeds, page 446, Records of Klamath County, Oregon.

SUBJECT TO:

1. Reservations, restrictions, rights of way of record and those apparent on the land.
2. 1971-72 taxes, a lien not yet payable.
3. Reservations contained in a deed from James R. Thorpe to G. C. Palmer, recorded in Volume 105 at page 177, Deed Records of Klamath County, Oregon, and corrected by a deed dated February 3, 1941, recorded February 5, 1951 in Volume 135 at page 269, Deed Records of Klamath County, Oregon.

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 those stated above, 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 \$32,000.00.

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

WITNESS Grantor's hand this 9 day of September, 1971.

Upon recording return to:
Wilbur & Sharon Osterberg
P.O. Box 49
Thurston, OR 97482
NO CHANGE IN TAX STATEMENTS

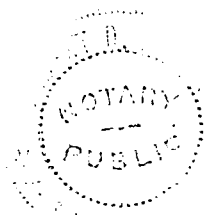
Harold D. York

Doris J. York

STATE OF OREGON)
) ss.
County of Klamath)

Personally appeared the above named HAROLD D. YORK and DORIS J. YORK, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

BEFORE ME this 9 day of September, 1971.



Robert D. Quinn
NOTARY PUBLIC FOR OREGON

My Commission expires: 10/4/72

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 1st day of Aug. A.D., 19 91 at 3:38 o'clock P M., and duly recorded in Vol. M91, of Deeds on Page 15101.

FEE \$38.00

Evelyn Biehn, County Clerk
By Dorlene M. Anderson

Return: MTC