

MTC 1396-5867

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That RUTH ROSE SHADLEY FARRIS and BOB L. FARRIS, her husband, also known as BOB L. FARRIS and RUTH ROSE FARRIS, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by RALPH L. PETTIT and JEAN D. PETTIT, husband and wife, hereinafter called the grantees, does hereby grant, bargain, sell and convey unto the grantees, the heirs of the survivor and their assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

A tract of land situated in the S1/2 SW1/4 of Section 11, Township 34 South, Range 7 East of the Willamette Meridian, more particularly described as follows:

Beginning at an iron pin on the Northwest corner of the SW1/4 SW1/4 of said Section 11; thence

North 89° 31-1/2' East along the North line of the S1/2 SW1/4 of said Section 11 a distance of 1960.00 feet to an iron pin; thence

South 1° 04-1/4' East parallel with the West line of said Section 11 a distance of 800.00 feet to an iron pin; thence

South 89° 31-1/2' West parallel with the North line of the S1/2 SW1/4 of said Section 11 a distance of 1960.00 feet to an iron pin on the West line of said Section 11; thence

North 1° 04-1/4' West along the West line of said Section 11 a distance of 800.00 feet, more or less, to the POINT OF BEGINNING

SAVE AND EXCEPTING the following described tract:

Beginning at the Northeast corner of the above described tract; thence

South 1° 04-1/4' East along the East line of said above tract a distance of 378 feet; thence

South 89° 31-1/2' West a distance of 244 feet more or less, to the center line of the Creek; thence

Northerly along said center line to the North line of the said above described tract; thence

North 89° 31-1/2' East along the North line of said tract a distance of 234 feet more or less to the point of beginning.

RESERVING a 15' non public easement appurtenant along the West boundary line of the above described tract and a 15' non public easement appurtenant along the North boundary line of the above described tract.

TO HAVE AND TO HOLD the above described and granted premises unto the said grantees, as tenants by the entirety, their heirs and assigns forever.

And grantor hereby covenants to and with grantees and the heirs of the survivor and their assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except reservations and restrictions of record, easements and rights of way of record and those apparent on the land 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 \$27,000.00.

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

