

ATC 10304 0638

WARRANTY DEED

Vol. m93 Page 32519

72428

12-07-93P03:33 RCVD

Unless a change is requested, all tax statements shall be sent to grantee at the following address:

CARROLL SIMONSON & VIVIAN EILEEN SIMONSON, husband and wife, grantor, conveys and warrants to B. E. GRAHAM and PATRICIA A. GRAHAM, husband and wife, grantee,

the following described real property free of encumbrances except as specifically set forth herein: State of Oregon, County of Klamath: All that part of the SE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 7, Township 24 South, Range 7 EWM, lying Easterly of Crescent Creek and Westerly of Highway 58, known as Willamette Highway, EXCEPTING that portion deeded to Frederic E. Kerns, et ux., in deed Vol. 346, at pg. 343, records of Klamath County, Oregon, and ALSO EXCEPTING that portion lying within the boundary of Brewers Ranchos, Klamath County, Oregon; FURTHER EXCEPTING that portion deeded to Frederic E. Kerns, et ux., by deed dated Sept. 6, 1970, and recorded in M-70 at pg. 8578, Records of Klamath County, Oregon. SUBJECT TO: Rights of the public in and to any portion of said premises lying within the limits of roads & highways; Rights of the public and of Governmental bodies in and to that portion of the herein-described property lying below the ordinary high water mark of Crescent Creek; Well agreement & easement for ingress & egress from SE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 7, lying Northerly & Easterly of Highway 58 and NW $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 18, lying Northerly & Easterly of Highway 58 including the terms & provisions recorded June 13, 1958, in M-68 at pg. 5239 between Fred P. Brewer, et ux., and Fred F. Jirek, et ux.

The true consideration for this transfer is \$ 60,000.00.

DATED September 12, 1975.

Carroll Simonson
CARROLL SIMONSON

Vivian Eileen Simonson
VIVIAN EILEEN SIMONSON

STATE OF OREGON, County of Deschutes

ss: September, 1975.

Personally appeared the above named CARROLL SIMONSON & VIVIAN EILEEN SIMONSON, husband & wife, and acknowledged the foregoing instrument to be their voluntary act. Before me:

Bridget D. Jurek
NOTARY PUBLIC FOR OREGON
My Commission Expires 12/14/1977

RECORD and RETURN TO: Gray, Fancher, Holmes & Hurley, Attorneys at Law,
1044 Bond Street, Bend, Oregon 97701

STATE OF OREGON, County of Klamath

ss:

I certify that the within instrument was received for record on the 7th day of Dec., 1993
at 3:33 O'Clock P.m. and recorded in Book M93 on page 32519 Record of Deeds of said County.

Evelyn Biehn

County Clerk

BY Dorlene Middleton

Deputy

Fee \$30.00