31.74~99569

KNOW ALL MEN BY THESE PRESENTS, That Roger D. Babcock and Laurena hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Walter Z. Warmee and Mary J. Warmee, husband and wife, as to an undivided one-third interest and Mary J. Warmee and Mary J. Warmee, as Trustees for Candide and Early Marmee, as Trustees for Candide and Early J. Warmee and Mary J. Warmee, as Trustees for Candide and the grantee and grantee sheirs, successors and the grantee, does hereby grant bargain, sell and convey unto the said grantee and grantees heirs, successors and the grantee, does hereby grant bargain, sell and convey unto the said grantee and grantees heirs, successors and and the grantee and grantee and grantees heirs, successors and the grantee and grantees the grantees and grantees and grantees and grantees the grantees and grantees and grantees the grantees and grantees the grantees and grantees the grantees and grantees

perfaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit: A tract of land situated in the SW4NW4 of Section 10, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the Southwest corner of that certain tract of land conveyed to Fremont Glass & Millwork Co., recorded in Volume M-70 at page 1756, to Fremont Glass & Millwork Co., recorded in Volume M-70 at page 1756, to Fremont Glass & Millwork Co., recorded in Volume M-70 at page 1756, to Fremont Glass & Millwork Co., recorded in Volume M-70 at page 1756, to Fremont Glass & Millwork Co., recorded in Volume M-70 at page 1756, to Fremont Glass & Millwork Co., recorded in Volume M-70 at page 1756, to Fremont Glass & Millwork Co., recorded in Volume M-70 at page 1756, to Fremont Glass & Millwork Co., recorded in Volume M-70 at page 1756, to Fremont Glass & Millwork Co., recorded in Volume M-70 at page 1756, to Fremont Glass & Millwork Co., recorded in Volume M-70 at page 1756, to Fremont Glass & Millwork Co., recorded in Volume M-70 at page 1756, to Fremont Glass & Millwork Co., recorded in Volume M-70 at page 1756, to Fremont Glass & Millwork Co., recorded in Volume M-70 at page 1756, to Fremont Glass & Millwork Co., recorded in Volume M-70 at page 1756, to Fremont Glass & Millwork Co., recorded in Volume M-70 at page 1756, to Fremont Glass & Millwork Co., recorded in Volume M-70 at page 1756, to Fremont Glass & Millwork Co., recorded in Volume M-70 at page 1756, to Fremont Glass & Millwork Co., recorded in Volume M-70 at page 1756, to Fremont Glass & Millwork Co., recorded in Volume M-70 at page 1756, to Fremont Glass & Millwork Co., recorded in Volume M-70 at page 1756, to Fremont Glass & Millwork Co., recorded in Volume M-70 at page 1756, to Fremont Glass & Millwork Co., recorded in Volume M-70 at page 1756, to Fremont Glass & Millwork Co., recorded in Volume M-70 at page 1756, to Fremont Glass & Millwork Co., recorded in Volume M-70 at page 1756, to Fremont Glass & Millwork Co., recorded in Volume M-70 at page 1756, to Fremont Glass & Millwork Co., recorded in Volume M-70 at page 1756, to Fremont Glass & Millwork Co., recorded in Volume M-70 at page 1756, to Fremont Glass & Millwork Co., recorded in Volume M-70 right of way line of Washburn Way a distance of 483.76 feet to a 5/8 inch iron pin on the true point of beginning of this description; thence South 00°02'15" East along the Easterly right of way line of Washburn Way a distance of 283.76 feet to a 5/8 inch iron pin; thence South 89°24'20" East distance of 283.76 feet to a 5/8 inch iron pin; thence South 89°24'20" East parallel with Laverne Avenue a distance of 175.00 feet; thence North parallel with Laverne Avenue a distance of 175.00 feet; thence North parallel with Washburn Way a distance of 284.05 feet to a 00°02'15" East parallel with Washburn Way a distance of this deed.)

(For continuation of this document, see reverse side of this deed.)

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns that And said granter hereby covenants to and with said grantee and grantee's heirs successors and assigns that

And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in tee simple of the above granted premises, free from all encumbrances except as noted of record as of the date of this deed and those apparent upon the land, if any, as of the date of this deed,

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 encumbrance

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$95,000.00 OHowever, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). (The sentence between the symbols o, it not applicable, should be deleted. See ORS 93.030.) In construing this deed and where the context so requires, the singular includes the plural and all grammatical

order of its board of directors. ena J. Babcock

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, County of Klamath 14 , 19.79 June

Personally appeared the above named Roger Babcock and Laurena J. Babcock, husband and wife, and acknowledged the toregoing instru-ment to be their voluntary act and deed.

(OFFICIAL W/corlene). Beiore me:

Notary Public for Oregon My commission expires: 3-22-8 STATE OF OREGON, County of..... Personally appeared 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 thesecretary of and that the seal allixed 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.

Refere me: (OFFICIAL

Notary Public for Oregon My commission expires:

SPACE RESERVED

FOR

RECORDER'S USE

Before me:

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to: Melvin D. Ferguson 635 Main Street Klamath Falls, OR 97601 NAME, ADDRESS, ZIP Until a change is requested all tax statements shall be sent to the following address.

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of I certify that the within instrument was received for record on the day of _____,19____, at ______oclock M., and recorded on page or as in book... file/reel/number Record of Deeds of said county. Witness my hand and seal of County affixed.

Recording Officer By ______Deputy

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5/8 inch iron pin; thence North 89°30'00" West parallel with the South line of said Fremont Glass & Millwork Co. tract a distance of 175.00 feet to the true point of beginning of this description.

Subject, however, to the following:

1. Regulations, including levies, liens and utility assessments of the City of Klamath Falls.

2, a Easement; including the terms and provisions thereof, for ditches, canals, and pipelines as reserved in a deed from Western Cities Company to H. M. Mallory, et al., dated August 16, 1948, recorded September 15, 1948, in Book 225 at page 91, Deed Records, for ditches, canals and pipelines over, under or across, for purpose of diverting and delivering water for irrigation and domestic use of adjoining property. vi3. No liability is assumed if a financing statement is filed in the

office of the County Clerk, covering growing crops or fixtrues wherein the land is described other than by metes and bounds, the rectangular

survey system or by recorded lot and block.
4. Covenants, easements and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms and provisions thereof,

Recorded Book: M-73 Page: 9421

5. An easement, created by instrument, including the terms and provisions

"February 26, 1972 The second Dated

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Recorded: July 23, 1973 Book: M-73 Page: 9421
In favor of: Harry R. Waggoner et ux., et al.
For: 30 foot public roadway parallel and adjacent to the

Northerly boundary of said parcel.
6. Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District. A STATE TO THE TOTAL SECTION AS A STATE OF THE STATE OF T

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed	for record at request of		Melvin Ferg	ıson	the	5th	dav
of	May	_A.D., 19 _	95 at 11:33	o'clock _A	M., and duly recorded i	in Vol. M95	
	O	f	Deeds	on P		·	
					Bernejha G. Letsch,	County Clerk	
FEE	\$35.00			By Ay	rette the	tag	

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COFFICIAL

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County ail well

Recording Other Departy