

MTC 1396-1171
WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That CAROLYN PEACORE hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by LELAND E. MCCOWN AND MAXINE O. MCCOWN, 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 County of Klamath and State of Oregon, described as follows, to-wit;

Parcel 1:

Beginning at a point on the South boundary of the U.S.R.S. "A" Canal right-of-way line, which point is 528 feet North of the Northwest corner of the South half of the NE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 11, Township 39 South, Range 9 East of the Willamette Meridian; thence South 170 feet; thence East 242 feet, more or less, to an intersection with the Southerly boundary of the U.S.R.S. "A" Canal right-of-way line; thence Northwesterly along said Southerly right-of-way line to the place of beginning.

Parcel 2:

Beginning at a point on the West line of, and 280 feet North of, the Southwest corner of the N $\frac{1}{2}$ of the NE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 11, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon which point is also the Northwest corner of premises described in Deed from John A. Caldwell and Ruby May Caldwell to S.A. Barnum and Louise V. Barnum, recorded October 28, 1947 in Book 213, at page 97, Deed Records of Klamath County, Oregon; thence East along the North line of the Barnum premises 353 feet, more or less, to the Southerly right-of-way line of the U.S.R.S. "A" Canal; thence Northwesterly along said canal right-of-way line to the most Easterly corner of premises described in Deed from John Caldwell, et ux, to John W. Caldwell and Myrtle E. Caldwell, husband and wife, recorded September 19, 1946 in Book 196 at page 3, Deed Records of Klamath County, Oregon; thence

West 242 feet, more or less, along the South line of the said John W. Caldwell premises, to the West line of said N $\frac{1}{2}$ NE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 11; thence South 78 feet, more or less, to the point of beginning.

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, easements or restrictions of record, common to the area or appraent on the face of the land 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 \$43,900.00.

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 4/11 day of ^{May} April, 1977; 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.

STATE OF OREGON,)
) ss.
County of Klamath)

Carolyn Peacore

Personally appeared the above named
CAROLYN PEACORE and acknowledged the
the foregoing instrument to be her
voluntary act and deed.

BEFORE ME:

38860

(Official
Seal)

Ralph A. Crawford
Notary Public for Oregon

My commission expires: March 4, 1960



Carolyn Peacore
4348 Homedale Road
Klamath Falls, Oregon 97601
Grantor's Name and Address

Leland E. and Maxine O. McCown
1928 Arthur 3905 Homedale
Klamath Falls, Oregon 97601
Grantee's Name and Address

After Recording return to:

Leland E. & Maxine O. McCown
3905 Homedale Rd.
Klamath Falls, OR 97603
Name address and Zip

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

Name address and Zip

AMERITITLE, has recorded this
instrument by request as an accommodation only,
and has not examined it for regularity and sufficiency
or as to its effect upon the title to any real property
that may be described therein.

WARRANTY DEED -3-

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 26th day
of November A.D., 19 97 at 11:28 o'clock A. M., and duly recorded in Vol. M97
of Deeds on Page 38858.

FEE \$40.00
20.00 Non-standard

By Bernetha G. Leisch, County Clerk
Kathleen Rose