

54013

WARRANTY DEED

ATC COIL # 668

ESTHER K. WAYNE, formerly ESTHER K. GUDDAT, hereinafter called grantor, conveys to LEONARD W. MILES and BERNICE M. MILES, husband and wife, and PAUL W. BARTRAM and MARIA C. BARTRAM, husband and wife, all that real property situate in the County of Klamath, State of Oregon, described as:

Beginning at an iron pin which marks the West quarter corner of Section 31, Township 24 S., R. 9 E.W.M. in Klamath County, Oregon, and running thence North along the West line of Section 31, Township 24 S. R. 9 E.W.M., a distance of 793.7 feet to an iron pin which lies on the Easterly right of way line of the Dalles-California Highway 30 feet at right angles from the center line of the Highway; thence North 29°02' East following the Easterly right of way line of the Dalles-California Highway a distance of 110 feet to an iron pin; thence at right angles to the center line of the highway South 60°58' East a distance of 660 feet to an iron pine; thence South 29°02' West parallel to the center line of the highway a distance of 680.2 feet to an iron pin set on the old rail fence line which marks the South line of the Sw 1/4 NW 1/4 of Section 31 Township 24 S. R. 9 E.W.M.; thence North 85°18' West following the old rail fence line along the South line of the SW 1/4 NW 1/4 of said Section 31 a distance of 301.4 feet, more or less, to the point of beginning, said tract containing 9.03 acres, more or less, in the SW 1/4 NW 1/4 of Section 31 Township 24 S. R. 9 E.W.M. in Klamath County, Oregon.

Beginning at an iron pin which marks the Southeast corner of a tract described on Page 587, Vol. 143, Deed Records of Klamath County, Oregon, and which lies South 85°18' East along the South line of the SW 1/4 NW 1/4 Section 31 Township 24 S., R. 9 E.W.M., a distance of 301.4 feet from the iron pin which marks the West quarter corner of said Section 31 and running thence North 29°02' East along the line of the tract shown on page 587. Vol. 143, Deed Records of Klamath County, Oregon, a distance of 680.2 feet to an iron pin; thence South 60°58' East a distance of 767.23 feet to a point on the East line of the SW 1/4 NW 1/4 of Section 31 Township 24 S., R. 9 E.W.M.; thence South along the East line of the SW 1/4 NW 1/4 of Section 31 Township 24 S. R. 9 E.W.M., a distance of 292.05 feet to the Southwest corner of said SW 1/4 NW 1/4 Section 31 Township 24 S. R. 9 E.W.M.; thence North 85°18' West following the old rail fence along the South line of the SW 1/4 NW 1/4 of said Section 31 a distance of 1018.6 feet, more or less, to the point of beginning, said tract containing 9.54 acres, more or less, in the SW 1/4 NW 1/4 of Section 31 Township 24 S., R. 9 E.W.M. Klamath County, Oregon.

E 1/2 SW 1/4 and Lots 3 and 4 of Section 31 Township 24 S., R. 9 E.W.M. containing 160 acres, more or less.

SAVING AND EXCEPTING FROM the above described property that portion conveyed to State of Oregon, by and through its State Highway Commission.

and covenant that grantor is the owner of the above described property free and clear of all encumbrances except reservations, restrictions, easements and rights of way of record and those apparent upon the land; 1971-72 taxes are now a lien but not yet payable; and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

6883

The true and actual consideration for this transfer is Thirty Eight Thousand and No/100ths (\$38,000.00).

The foregoing recital of consideration is true as I verily believe.

Dated this 15th day of October, 1971.

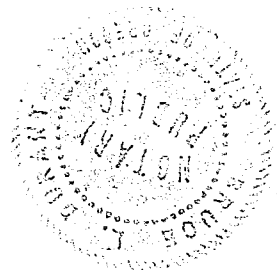
Esther K Wayne

STATE OF OREGON)
County of Klamath) ss.

October 15, 1971.

Personally appeared the above named ESTHER K. WAYNE, formerly ESTHER K. GUDDAT, and acknowledged the foregoing instrument to be her voluntary act. Before me:

Bernetha G. Letsch
Notary Public for Oregon
My Commission expires: 10-11-74



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 3rd day
of March A.D., 19 98 at 11:44 o'clock A. M., and duly recorded in Vol. M98
of Deeds on Page 6882.

FEE \$35.00

By Kathleen Ross Bernetha G. Letsch, County Clerk