

CT 139026

WARRANTY DEED

7944320

FOR VALUE RECEIVED

³⁵⁰ FRED SCHAFER and JOSIE A. SCHAFER, husband and wife,
herein referred to as grantors, hereby grant, bargain, sell, and convey unto

GEORGE ARTHUR MORRIS and SUSAN GAY MORRIS, husband and wife,

herein referred to as grantees, the following described real property, with tenements, hereditaments, and appurtenances, to wit:

Beginning at the 8 x 8 x 12 inch stone marking the location of the Southeast corner of Lot 3, Section 34 Township 17 South, Range 2 West of the Willamette Meridian, in Lane County, Oregon; thence North 174.7 feet to a point on the Southerly right of way line of the McKenzie Highway, said point being 2.3 feet South of a point marked by a cross on a stone; thence South 89° 44' West 366.9 feet along said Southerly right of way line to the true place of beginning, thence South 373.80 feet; thence North 89° 44' East 66.0 feet; thence South 286.2 feet; thence South 89° 44' West 478.55 feet; thence North 1° 33' West 286.20 feet; thence South 89° 54' East 347.53 feet; thence North 1° 00' West 200.12 feet to a corner post set in a rock mound; thence North 1° 28' West 176.12 feet to a point on the Southerly right of way line of the McKenzie Highway; thence North 89° 44' East 30.80 feet along the said Southerly right of way line to the true place of beginning, in Lane County, Oregon.

EXCEPT THEREFROM that tract conveyed to the City of Springfield for road purposes by instrument recorded March 15, 1967, Reception No. 78346, Lane County Oregon Records, in Lane County, Oregon.

Subject to easements, reservations and restrictions of record. Subject to slope easement over the Northerly 5.0 feet granted to the State of Oregon, and a storm drain easement granted to the City of Springfield, by instrument recorded March 15, 1967, Reception No. 78346, Lane County Oregon Records.

Subject to an access restriction on the East, West, and a portion of the North line of that property conveyed to the City of Springfield, for road purposes as set forth by instrument recorded March 15, 1967, Reception No. 78346, Lane County Oregon Records.

TO HAVE AND TO HOLD the said premises unto said Grantees, their heirs and assigns forever. And the said Grantors hereby covenant that they are lawfully seized in fee simple of said premises; that they are free from all incumbrances,

except as hereinabove stated,

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and that they will warrant and defend the above granted premises against all lawful claims whatsoever, except as above stated.

The true and actual consideration for this transfer is \$ 17,000.00

Dated July 6 19 73

Fred Schaffer (Seal) _____ (Seal)

Josie A. Schaffer (Seal) _____ (Seal)

STATE OF OREGON, County of Lane, ss.

Personally appeared the above named

FRED SCHAFER and JOSIE A. SCHAFER, husband and wife,

and acknowledged the foregoing instrument to be their voluntary act and deed. Before me

Dated July 6 A.D. 19 73

My Commission Expires 12-20-75 _____
Notary Public for Oregon

7944320

Compliments of
CASCADE TITLE COMPANY
Eugene, Oregon
WARRANTY DEED

State of Oregon,
County of Lane--ss
I, D.M. Penfold, Director of the Department of General Services, in and for the said County, do hereby certify that the within instrument was received for record at
26 JUL 79 15: 33

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Book
Lane County OFFICIAL RECORDS
D.M. Penfold, Director of the Department of General Services

By Mageline Biggs
Clerk

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