

KNOW ALL MEN BY THESE PRESENTS, That VIRGIL E. CUMBO and A. FLORENCE CUMBO, husband and wife, and RICHARD O. DILLING and NELLIE DILLING, husband and wife, in consideration of TEN and no/100 - - - - - Dollars, and other good and valuable considerations to them paid by PONDEROSA INC., an Oregon corporation,

do hereby grant, bargain, sell and convey unto said PONDEROSA INC., an Oregon corporation, its successors, and assigns, all the following real property, with the tenements, hereditaments and appurtenances, situated in the County of Klamath and State of Oregon, bounded and described as follows, to-wit:

The S $\frac{1}{2}$ of SE $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 28, Township 38 South, Range 9 East of the Willamette Meridian, EXCEPT the following: Beginning at a point on the south line of the SE $\frac{1}{4}$ of SE $\frac{1}{4}$ of SE $\frac{1}{4}$ of said Section 28 a distance of 726 feet east of the west line of Williams Avenue in Dixon Addition to Klamath Falls, Oregon; thence east, along the south line of said Section 28, 100 feet; thence north at right angles 100 feet; thence west 100 feet; thence south 100 feet to the point of beginning; ALSO EXCEPTING the SW $\frac{1}{4}$ of SW $\frac{1}{4}$ of SE $\frac{1}{4}$ of said Section 28 and ALSO EXCEPT the following:

Beginning at a point 370.92 feet East of the West boundary line of Williams Avenue in Dixon Addition to the City of Klamath Falls, Oregon, said point being on the South line of said Section; thence North and at right angles to said Section line, a distance of 35 feet; thence East and parallel to said Section line, a distance of 355.08 feet; thence South and at right angles to said Section line, a distance of 35 feet; thence West along said section line, a distance of 355.08 feet to the point of beginning.

RESERVING unto Merlin T. Ryman and Ruth S. Ryman, husband and wife, Charles D. Ryman and Jewel H. Ryman, husband and wife, Frances R. Beale and B. Rudolph Beale, her husband, and Lois R. Areson and Robert H. Areson, her husband, their successors or assigns, an easement over the North 50 feet of the land herein conveyed, for access to other lands owned by them.

To Have and to Hold the above described and granted premises unto the said PONDEROSA INC., an Oregon corporation,

its successors, and assigns forever.

And VIRGIL E. CUMBO and A. FLORENCE CUMBO, husband and wife, and RICHARD O. DILLING and NELLIE DILLING, husband and wife, the grantor & above named do covenant to and with the above named grantees its successors, and assigns that they are lawfully seized in fee simple of the above granted premises, that the above granted premises are free from all encumbrances, subject to easements recorded in Vol. 149, page 64, and Vol. 162, page 113, Dead Records of Klamath County, Oregon, and subject to rights of the public in and to any portion of the above described property lying within the limits of roads or highways, and subject to the 1962-63 taxes not yet payable.

and that they will and their heirs, executors and administrators, shall warrant and forever defend the above granted premises, and every part and parcel thereof, against the lawful claims and demands of all persons whomsoever, except as above.

Witness our hands and seal, this 15th day of March, 1963.

Executed in the Presence of

Richard O. Dilling (SEAL)
Nellie E. Dilling (SEAL)
Virgil E. Cumbo (SEAL)
A. Florence Cumbo (SEAL)

STATE OF OREGON,

County of Klickitat } ss.
BE IT REMEMBERED, That on this _____ day of _____, 1962, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named VIRGIL E. CUMBO and A. FLORENCE CUMBO, husband and wife, and RICHARD O. DILLING and NELLIE DILLING, husband and wife, who are known to me to be the identical individual & described in and who executed the within instrument and acknowledged to me that they executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal the day and year last above written.

Mary K. Ladiges
Notary Public for Oregon
My Commission expires Apr. 9, 1966.

(SEAL)

STATE OF WASHINGTON,

County of Chelan } ss.

On this day personally appeared before me Virgil E. Cumbo and A. Florence Cumbo to me known to be the individual & described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 11th day of March, 1963.

Notary Public in and for the State of Washington,
residing at Wenatchee
My commission expires Jan. 19, 1964.

WARRANTY DEED

(FORM No. 3)

VIRGIL E. CUMBO, et al

to

PONDEROSA INC.

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 25 day of March, 1963, at 3:21 o'clock P.M., and recorded in book 3111 Record of Deeds on page 173 of said County.

Witness my hand and seal of County affixed.

Chas. F. DeLap
County Clerk-Recorder
By *Chas. F. DeLap*
Fee \$2.50
REVENUE LAW PUB. CO., PORTLAND

JACK R. CAIRNS
Attorney at Law
1225 Failing Building
Portland 4, Oregon

