

WARRANTY DEED

63-1302

KNOW ALL MEN BY THESE PRESENTS, That C. VICTOR SHUCK and NORA SHUCK, husband and wife, and VERNON SHUCK and WANDA SHUCK, husband and wife, grantors, in consideration of Ten and More Dollars, to them paid by RALPH T. PLIMPTON and EDNA M. PLIMPTON, husband and wife, grantees, do hereby grant, bargain, sell and convey unto the said grantees, as tenants by the entirety, their heirs 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:

Beginning at the Northwest corner of Section 2, Township 41 South, Range 10 East of the Willamette Meridian; running thence East along the North boundary line of said Section 2843.94 feet; thence South 1938.42 feet; thence West 2830.74 feet to the East meander line of Lost River; thence Northerly following said meander line 695.64 feet to an intersection of said line with the west boundary line of said Section; thence North 1302.84 feet to the place of beginning, EXCEPTING that part of said tract lying Westerly of the right of way of the Dalles-California Highway, as conveyed to Thomas P. Barry and Winnifred Barry by Deed dated April 25, 1945 and recorded in Deed Volume 180 at page 211, Records of Klamath County, Oregon; and ALSO EXCEPTING that part thereof lying Easterly of the West right of way line of the Great Northern Railway Company.

RESERVING AND EXCEPTING to the grantors, their heirs, executors, administrators, personal representatives and assigns forever the right to the use of a strip of land 12 feet in width along the north side of said land for the purpose of constructing, maintaining, using and repairing an open irrigation ditch for the purpose of irrigating approximately 45 acres of land owned by grantors, located East and North of the above described land; and grantors expressly reserve a reasonable right of ingress to and egress from the above described premises for the purpose of using, constructing, repairing and maintaining any irrigation ditch on said reserved strip.

SUBJECT TO: (1) Easements and Rights of Way of record or apparent on the land; (2) Acreage and use limitations under provisions of the United States Statutes and regulations issued thereunder; (3) Liens, assessments, regulations, contracts, easements, rights of way, and water and irrigation rights for irrigating, drainage or reclamation purposes; and (4) Mortgage, including the terms and provisions thereof, dated March 16, 1956, recorded March 26, 1956, in Mortgage Volume 169 at page 479, given to secure the payment of \$21,000.00 with interest thereon and such future advances as may be provided therein, executed by C. Victor Shuck and Nora M. Shuck, husband and wife, to The Federal Land Bank of Spokane, a corporation,

the principal balance due on which grantors warrant to be not more than \$15,000.00.

To have and to hold the above described and granted premises unto the said grantees as tenants by the entirety, their heirs and assigns forever.

And we, the grantors, covenant that we are lawfully seized in fee simple of the above granted premises free from all incumbrances, and that we will and our 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.

Witness our hands and seals this 2nd day of December

1963.



C. Victor Shuck (SEAL)

Nora Shuck (SEAL)

Vernon Shuck (SEAL)

Wanda Shuck (SEAL)

STATE OF OREGON)
County of Klamath) ss.

On this 2nd day of December, 1963, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named C. Victor Shuck and Nora Shuck, husband and wife, and Vernon Shuck and Wanda Shuck, husband and wife, who are known to me to be the identical individuals 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 affixed my official seal the day and year last above written.

William O. Bricker
Notary Public for Oregon
My Commission expires 10-29-67

STATE OF OREGON, COUNTY OF KLAMATH, ss.

Filed for record at request of Oregon Title Co.,
this 6 day of January A.D. 1964 at 3:40 clock P.M. and
duly recorded in Vol. 350 of Deeds on Page 265
Fee \$2.50 CHAS. F. DELAP, COUNTY CLERK
By [Signature] Deputy