

Warranty Deed

This Indenture Witnesseth, That LESLIE L. MAXWELL, aka L. L. MAXWELL, aka LESLIE LEE MAXWELL, and ORA GRACE MAXWELL, aka ORA G. MAXWELL, husband and wife,

herein called grantors, in consideration of TEN AND NO/100 (\$10.00) Dollars to them paid, have bargained and sold and by these presents do grant, bargain, sell and convey to

CHARLES A. CURTISS and DORIS QUIST CURTISS, husband and wife,

herein called grantees, their heirs and assigns forever, the following-described premises, situated in Klamath County, State of Oregon

A tract of land situated in the following sections of Township 38 S., R. 11 E.W.M.: SE1/4, Section 21; W1/4 SW1/4, Section 22; SW1/4 NE1/4; SW1/4, Section 26; E1/4 NW1/4; SE1/4 NW1/4, Section 27; N1/4 NE1/4, Section 34 and NW1/4, Section 35. SUBJECT TO: (1) Acreage and use limitations under provisions of the United States Statutes and regulations issued thereunder. All contracts, water rights, proceedings, taxes and assessments relating to irrigation, drainage and/or reclamation of said lands, and all rights of way for roads, ditches, canals and conduits, if any of the above there may be. (2) Recitals in Deed, including the terms and provisions thereof, from George A. Massey, et al, to Leslie L. Maxwell, et ux, recorded November 28, 1944, in Deed Volume 171, Page 109, Records of Klamath County, Oregon, as follows: "Reserving unto the grantors in perpetuity all oil and gas on the above described property, and the right to take said oil and gas with easements therefore, and the right to drill in the customary manner and to the customary extent for the purpose of taking said gas and oil or either." (Affects SW1/4, and NW1/4, of Section 34) (3) Recitals in Deed from Richard Nix, et ux, to J. L. Sparreton, recorded August 19, 1933, in Deed Volume 98, Page 475, Records of Klamath County, Oregon, as follows: "Reserving unto the grantors an undivided one half interest in and to all oil, gas, and minerals on and under said lands." (Affects SW1/4, W1/4, SE1/4 of Section 26 and NW1/4 of Section 35) (4) Rights of the public in and to any portion of the above-described property lying within the limits of roads or highways,

together with all tenements, hereditaments and appurtenances hereunto belonging or appertaining, and all estate, right, title and interest in and to the same.

TO HAVE AND TO HOLD the said premises unto the grantees, their heirs and assigns forever. The said grantors do covenant to and with the said grantees, their heirs and assigns, that they are the owners of said premises, being lawfully seized in fee simple thereof; that said premises are free from all encumbrances, except as above stated; and that they, and their heirs and representatives will warrant and defend the same from all lawful claims whatsoever.

IN WITNESS WHEREOF, We have hereunto set our hands and seals

this 31st day of DECEMBER, 1963.

Leslie L. Maxwell (SEAL)

Ora G. Maxwell (SEAL)

(SEAL)

(SEAL)

-SMITH and CARD
Attorneys at Law
538 Main Street
Klamath Falls, Oregon

STATE OF OREGON

County of KLAMATH

ss. December 31, 1963

LESLE L. MAXWELL, aka
Personally appeared the above-named L. L. MAXWELL, aka LESLIE LEE MAXWELL, and ORA GRACE MAXWELL, aka ORA G. MAXWELL, husband and wife, known to me to be identical persons described as grantors in the within Deed, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Everett T. White

NOTARY PUBLIC FOR OREGON

My commission expires Feb. 25, 1965

STATE OF OREGON

County of KLAMATH

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Return to

Everett T. White
1347 7th

STATE OF OREGON, COUNTY OF KLAMATH

Filed for record at request of Oregon Title Co.

this 6 day of January A.D. 1964 at 3:43 o'clock P.M., and

duly recorded in Vol. 350 of Deeds on Page 267.

CHAS. F. DELAP, COUNTY CLERK

By James H. Haul Deputy

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