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1236

M-65

2906

WARRANTY DEED

ETHELDA M. CROFT, a single woman, hereinafter called Grantor, conveys to JOSEPH T. RIKER and JOYCE L. RIKER, husband and wife, hereinafter called Grantees, all that real property situated in the County of Klamath, State of Oregon, described as:

That portion of the NW1/4 of Section 19, Township 39 South, Range 10 E.W.M. lying North and East of the right of way for canal purposes conveyed to the United States Reclamation Service by Ann A. Thomas.

Also, the SE1/4 SW1/4 of Section 18, Township 39 South, Range 10 E.W.M., SAVING AND EXCEPTING therefrom that certain parcel of land conveyed by L. H. Brown and Helen Brown, his wife, to Robert Short by Deed dated September 13, 1907, recorded in Volume 26 at page 101, Deed Records of Klamath County, Oregon, as follows: All that certain small triangular parcel of land situated in the extreme Northwest corner of and comprising all that part of the SE 1/4 SW1/4 of said Section 18 lying and being Northwesterly of and from the thread or center line of that certain lateral ditch of the US Government Irrigation System known as lateral "J" which branches from the northerly side of the Main Canal of said system and crosses said SE1/4 SW1/4 of Section 18 in a Northeasterly direction.

Also, all that triangular tract or portion of the SW1/4 SW1/4 of said Section 18 lying Northeasterly from the Northerly line of the right of way of the Main Canal of Said Government Irrigation system in said SW1/4 SW1/4 of Section 18 and Southerly from the thread or center line of said Lateral "J".

and covenants that Grantor is the owner of the above described property free of all encumbrances except reservations, restrictions, easements, rights-of-way of record and those apparent upon the land; 1965-66 taxes which are a lien, but not yet payable; rules, regulations, liens and assessments of water user districts, and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

Dated this 6th day of October, 1965.

Ethelda M. Croft

STATE OF OREGON )  
County of Klamath ) ss.  
October 6th, 1965.

Personally appeared the above-named Ethelda M. Croft, a single woman, and acknowledged the foregoing instrument to be her voluntary act. Before me:

Vera M. Stewart  
NOTARY PUBLIC FOR OREGON  
My Commission expires: \_\_\_\_\_

MY COMMISSION EXPIRES JULY 23 1966

MY COMMISSION EXPIRES JULY 23 1969

Rec. Orig. Filed

STATE OF OREGON, COUNTY OF KLAMATH; ss:  
Filed for record at request of Oregon Title Insurance Co.  
this 19 day of Oct. A.D. 1965 at 11:30 o'clock A.M., and  
 duly recorded in Vol. M-65, of Deeds on Page 2906  
Fee \$3.00 DOROTHY ROGERS, County Clerk  
By Jane M. Kline  
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