

2876
WARRANTY DEED

Vol. 1165 Page 5000

313-1175
65-1175
KNOW ALL MEN BY THESE PRESENTS, That WILLIAM E. CUNNINGHAM and MILDRED D. CUNNINGHAM, husband and wife, hereinafter called the grantor, in consideration of Ten and Other Dollars, to grantor paid by ROBERT E. CHEYNE and HELEN J. CHEYNE, husband and wife, as to an undivided one-half interest, and J. BRUCE OWENS and E. MARIE OWENS, husband and wife, as to an undivided one-half interest, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

SE $\frac{1}{4}$ SW $\frac{1}{4}$ and the SW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 5, Township 39 South, Range 10 East, W.M. SAVING AND EXCEPTING from the said SW $\frac{1}{4}$ SW $\frac{1}{4}$ that portion thereof conveyed by W. P. McMillan, et ux, to Jay J. Arant by Deed dated June 6, 1910, recorded June 6, 1910, Deed Book 31 at page 98, Records of Klamath County, Oregon, as follows, to-wit: All that portion of the SW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 5 lying Westerly of public road in Section 5, Township 39 South, Range 10 East, W.M.

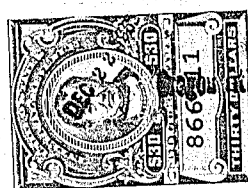
That portion of the NE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 7 and of the NW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 8 which lies Northeasterly of the following described line: Beginning at a point 7.5 feet West of the corner common to Sections 5, 6, 7 and 8, Township 39 South, Range 10 East, W.M.; thence South 26 degrees 39' East 16.7 feet to a point on the line of said Sections 7 and 8 which point is 1.5 feet South of the corner common to said Sections 5, 6, 7 and 8; thence continuing South 26 degrees 39' East 1,344.3 feet more or less to a point on the South line of the said NW $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section 8 which is 665 feet more or less East from the SW corner of said NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of said Section 8.

The E $\frac{1}{2}$ NW $\frac{1}{4}$ and that portion of the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 8, Township 39 South, Range 10 East, W.M. lying North of the Klamath Falls-Lakeview Highway, SAVING AND EXCEPTING from said portion of the NE $\frac{1}{4}$ SW $\frac{1}{4}$ that portion thereof conveyed to School District No. 11 by a Deed acknowledged February 5, 1910, and recorded February 26, 1910, in Deed Book 28 at page 338, and NW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 8 Township 39 South, Range 10 East of the Willamette Meridian.

SUBJECT TO: Acreage and use limitations under provisions of the United States statutes and regulations issued thereunder, liens and assessments of Klamath Project and Pine Grove Irrigation District, and regulations, contracts, easements, water and irrigation rights in connection therewith; all contracts, water rights, proceedings, taxes and assessments of Klamath Basin Improvement District and all rights-of-way in connection therewith; locating of public road as described in Deed Volume 31, page 98, Deed records of Klamath County, Oregon, affecting SW $\frac{1}{4}$ SW $\frac{1}{4}$ of the above Section 5; easements and rights-of-way of records and apparent thereon.

To Have and to Hold the above described and granted premises unto the said grantee and grantee's heirs, successors and assigns forever.

And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except as above set forth and that grantor will warrant and forever defend the above granted premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever.



5000A

In construing this deed and where the context so requires, the singular includes the plural.

WITNESS grantor's hand and seal this 15th day of December, 1965.

William E. Cunningham (SEAL)

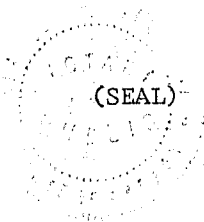
Mildred W. Cunningham (SEAL)

STATE OF OREGON)
COUNTY OF KLAMATH) ss.

December 15, 1965

Personally appeared the above named WILLIAM E. CUNNINGHAM and MILDRED D. CUNNINGHAM, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:



Alameda E. Gicomin
Notary Public for Oregon
My commission expires Aug 5, 1966

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Oregon Title Ins. Co.
this 23 day of December A.D. 1965 at 4:11 o'clock PM., and
duly recorded in Vol. M-65, of Deeds on Page 5000
See 300 DOROTHY ROGERS, County Clerk
By Lauri M. Knutson

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Deed Book
134 No 712