

## WARRANTY DEED.

KNOW ALL MEN BY THESE PRESENTS, That Vera Frain Clemmens and T. C. Clemmens, wife and husband, in consideration of Ten and no/100 Dollars (\$10.00) to them paid by V. R. (Bob) Poteet and Helen R. Poteet, husband and wife, do hereby grant, bargain, sell and convey unto said V. R. (Bob) Poteet and Helen R. Poteet, husband and wife, the survivor thereof and the survivor's 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:

PARCEL NO. 1: That portion of the SE $\frac{1}{4}$ SW $\frac{1}{4}$  and the W $\frac{1}{2}$ SW $\frac{1}{4}$ SE $\frac{1}{4}$ , Section 28, Township 39 South, Range 8 East of the Willamette Meridian, lying North of the Klamath Falls - Ashland Highway, EXCEPTING therefrom the following described tract of land:

Beginning at a point on the Northerly boundary of the Klamath Falls - Ashland Highway and the intersection of the East line of the W $\frac{1}{2}$  of the SW $\frac{1}{4}$  of the SE $\frac{1}{4}$  of Section 28, Township 39 South, Range 8 East of the Willamette Meridian; thence North along the said East line 841 feet; thence West at right angles to the said East line 285.5 feet; thence South and parallel with the said East line 988.5 feet to the Northerly boundary of said Highway; thence Northeasterly along the said Northerly boundary 321.9 feet to the point of beginning, being 6 acres, more or less, being a portion of the said W $\frac{1}{2}$  of the SW $\frac{1}{4}$  of the SE $\frac{1}{4}$ .

ALSO EXCEPTING the following described tract of land:

Beginning at the intersection of the Easterly line of the W $\frac{1}{2}$  of the SW $\frac{1}{4}$  of the SE $\frac{1}{4}$ , Section 28, Township 39 South, Range 8 East of the Willamette Meridian, and the northerly line of the Klamath Falls-Ashland Highway, and running thence along the northerly line of the said highway 321.9 feet to the southwest corner of Angus Tract of land as the same is described in Volume 100, page 121, Deed Records of Klamath County, Oregon; thence northerly along the west line of said Angus Tract 984.5 feet to the northwest corner of said Angus Tract; thence westerly 208.35 feet to the northwest corner of the Tract herein conveyed; thence southerly and parallel with the said West line of said Angus Tract to the northerly boundary of the said Klamath Falls - Ashland Highway; thence Northeasterly and along and parallel with the northerly boundary line of said Klamath Falls - Ashland Highway to the Southwest corner of said Angus Tract, being the point of beginning of the tract herein conveyed.

PARCEL NO. 2: That portion of Government Lots 2 and 3, Section 33, Township 39 South, Range 8 East of the Willamette Meridian, lying North of the Klamath Falls - Ashland Highway.

Subject to any and all rights of the Emmitt Irrigation District and any and all governmental rules, regulations, statutes and contracts, if any; subject to easement recorded in Book 69 at page 385, Deed Records of Klamath County, Oregon; subject to right of way recorded in Book 79 at page 157 and in Book 150 at page 371, of Deed Records of Klamath County, Oregon; and subject to terms of agreements recorded in Book 96 at pages 575, 580, and 617 of Deed Records of Klamath County, Oregon.

TO HAVE AND TO HOLD the above described and granted premises unto the said V. R. (Bob) Poteet and Helen R. Poteet, husband and wire, the survivor thereof and the survivor's heirs and assigns forever.

And the grantors above named do covenant to and with the above named grantees, their heirs 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, except as above mentioned, 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 mentioned.

WITNESS Our hands and seals this 12<sup>th</sup> day of April, 1962.

Executed in the Presence of Vera Frain Clemmens (SEAL)  
H.M. Frain T. C. Clemmens (SEAL)

STATE OF OREGON, )  
County of Klamath. ) ss.

BE IT REMEMBERED, That on this 12<sup>th</sup> day of April, 1962, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named Vera Frain Clemmens and T. C. Clemmens, wife and husband, 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 official seal the day and year last above written.

John H. Houston  
Notary Public for Oregon.  
My Commission expires NOTARY PUBLIC FOR OREGON  
My commission expires April 26, 1963

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STATE OF OREGON; COUNTY OF KLAMATH; ss.  
Filed for record at request of Oregon Title Insurance Co.  
this 1 day of March 1966 at 11:01 o'clock P.M., and  
duly recorded in Vol. M-66 of Deeds on Page 1714  
Fee \$3.00  
DOROTHY ROGERS, County Clerk  
By Jan Neale

Ret. F.N.C.  
3/14/66 Rldg.  
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