

66-807

M66-7147

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That LLOYD G. NICHOLSON and DOROTHY M. NICHOLSON, husband and wife, hereinafter called the grantor, in consideration of Ten and Other Dollars, to grantor paid by THOMAS W. HAWKINS and ELIZABETH H. HAWKINS, husband and wife, JACK B. OWENS and ELAINE OWENS, husband and wife, and CRAIG OWENS and MAXINE OWENS, husband and wife, 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, situate in the County of Klamath and State of Oregon, described as follows, to-wit:

A strip of land sixty (60.0) feet in width over and across the $W\frac{1}{2}SE\frac{1}{4}$ of Section 3, T. 34 S., R. 7 $\frac{1}{2}$ E., W.M., East of Wood River, in Klamath County, Oregon, being 30.0 feet in width on either side of the following described center-line:

Beginning at a point in the Northerly right-of-way fence of the county road as the same is presently located and constructed, said point being thirty (30.0) feet easterly of an existing North-South fence, from which the southeast corner of Section 3, T. 34 S., R. 7 $\frac{1}{2}$ E., W.M. bears S 89° 19 $\frac{1}{2}$ ' E. a distance of 2614.1 feet distant; thence N 0° 02 $\frac{1}{2}$ ' E a distance of 2584.8 feet more or less to the east-west center-line of said section being thirty (30.0) feet East of an existing North-South fence as the same is presently located and constructed.

SUBJECT TO: Acreage and use limitations under provisions of United States statutes and regulations issued thereunder; liens, assessments, regulations, contracts, easements, water and irrigation rights of Klamath Project and Agency Irrigation District; easements and rights-of-way of record 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 and grantor's 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.

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

WITNESS grantor's hand and seal this 13th day of July, 1966.



Lloyd G. Nicholson (SEAL)

Dorothy M. Nicholson (SEAL)

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STATE OF OREGON)
) ss.
COUNTY OF KLAMATH)

July 13th, 1966

Personally appeared the above named LLOYD G. NICHOLSON and DOROTHY M. NICHOLSON, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Robert Brian

Notary Public for Oregon

(SEAL)

My Commission expires: 10/4/68

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at _____ Oregon Title Co. _____

this 11th day of July, 1966 at 9:15 o'clock A.M., and
duly recorded in Vol. M-66, of _____ Deeds _____ on Page 7147.

DOROTHY ROGERS, County Clerk

Fee 3.00

By *Dorothy Rogers*

ret. J. A. Lacombe

Warranty Deed -2-