

WARRANTY DEED

8473

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THIS INDENTURE WITNESSETH, that BIDE STEWARD and WINNIE STEWARD, husband and wife, MAURICE E. WESCOTT and FERN S. WESCOTT, husband and wife, and GILBERT FAULSTICH and WINOLA FAULSTICH, husband and wife, hereinafter known as Grantors, for and in consideration of the sum of Ten Dollars to them paid, have bargained and sold, and by these presents do grant, bargain, sell and convey unto PHILIP LYNCH, a single man, hereinafter known as Grantee, the following described premises situated in Klamath County, Oregon, to-wit:

NE $\frac{1}{4}$ SW $\frac{1}{4}$, SW $\frac{1}{4}$ NE $\frac{1}{4}$, SE $\frac{1}{4}$ NE $\frac{1}{4}$, SW $\frac{1}{4}$ NE $\frac{1}{4}$ and that portion of NW $\frac{1}{4}$ SW $\frac{1}{4}$ lying North of Miller Creek, Section 7, Township 40 South, Range 14 East of the Willamette Meridian, AND ALSO SE $\frac{1}{4}$ NE $\frac{1}{4}$, SW $\frac{1}{4}$ NE $\frac{1}{4}$, and that portion of N $\frac{1}{2}$ SE $\frac{1}{4}$ lying North of Miller Creek, Section 12, Township 40 South, Range 13 East of the Willamette Meridian, Klamath County, Oregon.

TOGETHER WITH a perpetual non-exclusive easement 20 feet wide for ingress and egress to and from said parcel of real property as follows, to-wit: The West 20 feet of the W $\frac{1}{2}$ SW $\frac{1}{4}$, Section 7, Township 40 South, Range 14 East of the Willamette Meridian, extending from the North boundary of the County Road along the South boundary of said Section 7 across Miller Creek Channel to grantee's above described lands, which said easement shall be appurtenant to and run with grantee's said land herein conveyed.

SUBJECT TO:

1. 1966-67 taxes, now a lien but not yet payable.
2. Acreage and use limitations under provisions of the United States Statutes and regulations issued thereunder. Liens and assessments of Klamath Project and Langell Valley Irrigation District, and regulations, contracts, easements, and water and irrigation rights in connection therewith.
3. Rights of Governmental bodies in and to that portion of the herein described property lying below the high water mark of Miller Creek.
4. Rights of the public in and to any portion of the herein described property lying within the limits of public roads and highways.
5. Agreement, including the terms and provisions thereof, between G. H. Hancock, et ux, first parties, Garner Lundy, et al, second parties, Langell Valley Irrigation District, third party, and Henry Minnick et ux and Willow Valley Irrigation District, fourth parties, dated May 1, 1940, recorded February 10, 1947, in Deed Volume 202 at page 133, Records of Klamath County, Oregon, relative to drainage of waste and ditches, reference to which is hereby made.
6. Right-of-way for transmission line, including the terms and provisions thereof, conveyed by Garner Lundy and Elizabeth Lundy, his wife, to The California Oregon Power Company, a California corporation, dated September 11, 1941, recorded January 29, 1942, in Deed Volume 144 at page 489, Records of Klamath County, Oregon, reference to which is hereby made.
7. Reservations and restrictions, including the terms and provisions thereof, as set forth in deed from J. C. Stevenson, et ux, to Bide Steward, et al, recorded September 18, 1961, in Deed Volume 332 at page 284, Records of Klamath County, Oregon.

GANONG, GANONG,
& GORDON
ATTORNEYS AT LAW
KLAMATH FALLS, ORE.

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1 8. Easement given and granted to Albert George Keady et ux from Bide
2 Steward et ux et al in deed dated July 25, 1966 and recorded
3 1966, in Volume _____ at page _____, Records of Klamath County, Oregon,
4 which said easement is across 20 feet immediately adjacent to the North
5 boundary of Miller Creek Channel in SE $\frac{1}{4}$, Section 12, Township 40 South,
6 Range 13 East of the Willamette Meridian, Klamath County, Oregon.

7 TO HAVE AND TO HOLD the said premises with their appurtenances unto the
8 said Grantee, his heirs and assigns.

9 And the said Grantors do hereby covenant to and with the said Grantee,
10 and his assigns, that they are the owners in fee simple of said premises; that
11 they are free from all encumbrances, save and except as above set forth, and
12 that they will warrant and defend the same from all lawful claims whatsoever,
13 except those above set forth.

14 IN WITNESS WHEREOF, they have hereunto set their hands and seals this
15 25th day of July, 1966.

16 Bide Steward (SEAL)

17 Winnie Steward (SEAL)

18 Maurice C. Warratt (SEAL)

19 Sam L. Warratt (SEAL)

20 Gilbert Faulstich (SEAL)

21 Winola Faulstich (SEAL)

22
23 STATE OF OREGON)
24) ss. July 25, 1966
25 County of Klamath)

26 Personally appeared the within named BIDE STEWARD and WINNIE STEWARD,
27 husband and wife, and acknowledged the foregoing instrument to be their
28 voluntary act and deed.

29 Before me:

30 Howard Bamhise
31 NOTARY PUBLIC FOR OREGON
32 My Commission expires: March 13, 1970

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1 STATE OF OREGON)
2 County of Klamath) ss.

July 28, 1966

3 Personally appeared the within named MAURICE E. WESCOTT and FERN S.
4 WESCOTT, husband and wife, and acknowledged the foregoing instrument to be
their voluntary act and deed.

5 Before me:

6 *Howard Barnhill*
7 NOTARY PUBLIC FOR OREGON
8 My Commission expires: *March 13, 1970*

8 STATE OF OREGON)
9 County of Klamath) ss.

July 25, 1966

10 Personally appeared the within named WINOLA FAULSTICH, wife of Gilbert
11 Faulstich, and acknowledged the foregoing instrument to be her voluntary act
and deed.

12 Before me:

13 *Howard Barnhill*
14 NOTARY PUBLIC FOR OREGON
15 My Commission expires: *March 13, 1970*

15 STATE OF OREGON)
16 County of *WASHINGTON*) ss.

July 29, 1966

17 Personally appeared the within named GILBERT FAULSTICH, husband of Winola
18 Faulstich, and acknowledged the foregoing instrument to be his voluntary act
and deed.

19 Before me:

20 *Joan M. Rogers*
21 NOTARY PUBLIC FOR OREGON
22 My Commission expires: *3-17-69*

23 STATE OF OREGON, COUNTY OF KLAMATH; ss.

24 Filed for record at the Office of the County Clerk, Klamath County, Oregon, on
25 this 21st day of August, 1966, at 1:04 o'clock P. M., and
26 duly recorded in Vol. 144, of the Public Records, Page 2234.

27 By *Lois M. Rogers*
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Return to
Oregon Title Insurance Co.

GANDON, GANDON,
& GORDON
ATTORNEYS AT LAW
KLAMATH FALLS, ORE.

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