

11063

WARRANTY DEED

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66-1477

KNOW ALL MEN BY THESE PRESENTS, That CROWN ZELLERBACH CORPORATION, a Nevada corporation, hereinafter known as the Grantor, in consideration of One (\$1.00) Dollar and other good and valuable consideration to it paid by ROY W. JONES, and PATRICIA A. JONES, husband and wife, Grantees, does hereby grant, bargain, sell and convey unto said Grantees, their successors and assigns, all the following real property, with the tenements, hereditaments and appurtenances situated in the County of Klamath, State of Oregon, to-wit:

A tract of land situated in the SW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 20, Township 28 South, Range 8 East of the Willamette Meridian, and being more particularly described as follows:

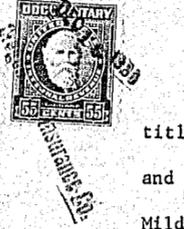
Beginning at the Northwest corner of the NW $\frac{1}{4}$ of Section 20, Township 28 South, Range 8 East of the Willamette Meridian; thence South along the section line a distance of 1,667.8 feet to a point; thence East, a distance of 491.6 feet, to point; thence North 16°53'30" East parallel to the Easterly right of way line of the Dalles-California Highway, a distance of 100 feet to a point; thence South 73°06'30" East a distance of 150 feet to the true point of beginning; thence South 16°53'30" West parallel to said highway right of way, a distance of 180 feet to a point; thence South 73°06'30" East, a distance of 150 feet to a point; thence North 16°53'30" East, a distance of 180 feet to a point; thence North 73°06'30" West, a distance of 150 feet to the true point of beginning.

SUBJECT, however, to the following:

1. Limited access in deed, including the terms and provisions thereof, from Joe Bellevance, et ux, to the State of Oregon, by and through its State Highway Commission, dated October 29, 1954, recorded in Deed Volume 271 at page 112.
2. Rights of the public in and to any portion of the herein described property lying within the limits of roads or highways.
3. To 10 foot easement along West edge to permit ingress and egress as disclosed by deed recorded in M65 at page 847.

The Grantor hereby also assigns to the Grantees all its rights, title and interest to a certain right of way easement, well use easement and agreement dated November 11, 1966 by and between Jack A. Moebius and Mildred V. Moebius and the Grantor herein, recorded in Klamath County Deed Records, Vol. M-66, page 1204

The Grantor covenants that it is the owner of the above described property free of all encumbrances except as set forth above, and will warrant



State of OR. 5 1/2 ss
County of Klamath }

Filed for record at request of:

Oregon Title Insurance

12499

on this 16 day of December A. D. 19 66

at 4:17 o'clock P. M. and duly

recorded in Vol. M-66 of deeds

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JOHN W. ROGERS, County Clerk

By *Charles J. [Signature]* Deputy

Fee 4.50

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