

67-9948

16352

Vol M-67

6414

KNOW ALL MEN BY THESE PRESENTS, That W. BERT SCHMIDT and ESTELLINE B.

SCHMIDT, husband and wife,

in consideration of

Ten and no/100 - - - - -

Dollars,

to them paid by LYLE R. STEERS and ANN E. STEERS, husband and wife,

do hereby grant, bargain, sell and convey unto said LYLE R. STEERS and ANN E. STEERS, husband and wife, their 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:

Beginning at an iron pin which lies on the Section line common to Sections 23 and 26, Township 38 South, Range 8 East, Willamette Meridian, which iron pin also lies on the Northeastly right of way line of Secondary Highway No. 421, 30 feet at right angles from the centerline thereof; thence North 44 degrees 21' West, along the Northeastly right of way line of said State Highway 80.8 feet to a point; thence North 38 degrees 30' East to a point on the West bank of Upper Klamath Lake; thence Southerly along the West bank of Upper Klamath Lake to a point which is North 38 degrees 40' East from the point of beginning; thence South 38 degrees 40' West to the point of beginning, said tract lying in Lots 4 and 5 of Section 23, Township 38 South, Range 8 East of the Willamette Meridian.

## SUBJECT TO:

1. 1967-68 taxes, now a lien but not yet payable.
2. Acreage and use limitations under provisions of the United States Statutes and regulations issued thereunder. All contracts, water rights, proceedings, taxes and assessments relating to the irrigation, drainage and/or reclamation of said lands; and all rights of way for roads, ditches, canals, and conduits, if any there may be.
3. Liens and assessments, if any, of Lakewood District Improvement Co., which Articles of Incorporation were recorded October 13, 1938 in Book 3 at page 75, Records of Incorporation in Klamath County, Oregon.
4. Easements, releases and rights of way granted to The California Oregon Power Company, a California Corporation.
5. Rights of governmental bodies in and to the portion of said premises lying below the high water mark of Upper Klamath Lake.
6. Easement for water and installation of water pipe lines granted to William Gouldin et ux by instrument dated September 21, 1953, recorded September 22, 1953, in Volume 263 at page 142, Deed Records of Klamath County, Oregon.
7. Water Use Agreement, including the terms and provisions thereof, executed by Melvin W. McCollum, et al, to Lewis J. Frankenberg, et ux, dated October 30, 1961 in Volume 333 at page 389, Deed Records of Klamath County, Oregon.

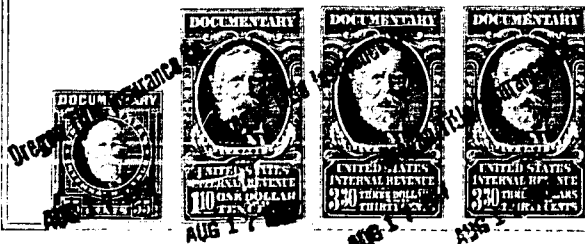
To Have and to Hold, the above described and granted premises unto the said LYLE R. STEERS and ANN E. STEERS, husband and wife, as an estate by the entirety, their heirs and assigns forever.

And W. BERT SCHMIDT and ESTELLINE B. SCHMIDT, husband and wife,

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 those above set forth,

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,

Witness their hands and seals this 10th day of August, 1967.



*Estelline B. Schmidt* (SEAL)  
*Estelline B. Schmidt* (SEAL)  
 b (SEAL)

STATE OF OREGON,

County of Klamath

ss.

6415

BE IT REMEMBERED, That on this 16<sup>th</sup> day of August, 1967, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named W. BERT SCHMIDT and ESTELLINE B. SCHMIDT, husband and wife,

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 affixed my official seal the day and year last above written.

*Helen D. Goekner*

Notary Public for Oregon.

My Commission expires 11/25/68

WARRANTY DEED

(FORM No. 763)

STAVENS-NEER LAW PUB. CO., PORTLAND, ORE.

STATE OF OREGON,

County of Klamath

ss.

I certify that the within instrument was received for record on the 17 day of August, 19 67, at 11:40 o'clock A. M., and recorded in book M-67 on page 6111, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Dorothy Rogers

County Clerk-Recorder.

By *Gene M. Hall*  
Fee \$1.00 Deputy.

WHEN RECORDED RETURN TO

*Grantee*  
*4627 Boardman*  
*at 97601*