

16400

M-67

5467

KNOW ALL MEN BY THESE PRESENTS, That KALMAN L. PELL and KATHERINE D. PELL,
husband and wife,

in consideration of

Ten and no/100 - - - - -

Dollars,

to them paid by OTIS C. KNIGHTON and WINIFRED O. KNIGHTON, husband and wife,

do hereby grant, bargain, sell and convey unto said OTIS C. KNIGHTON and WINIFRED O. KNIGHTON,
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:

PARCEL 1: Lots 5, 6, 7, 8, 9, 10 and 25, MODOC POINT.

PARCEL 2: Portion of Lots 22 and 27, Section 15, Township 36 South, Range 7 East of the Willamette Meridian, as follows: Beginning at a point in Lot 27, Section 15, Township 36 South, Range 7 E.W.M., which is the intersection of the Westerly line of Modoc Point, a platted subdivision in Klamath County, Oregon, with the shore line of Upper Klamath Lake; thence North 5 degrees 32' West, along the Westerly line of said Modoc Point, a distance of 468.47 feet; thence North 71 degrees 45' West, along the Southwesterly boundary line of a road in Modoc Point, a distance of 120.2 feet; thence due West, a distance of 439 feet, more or less, to the mean high water line of said lake; thence Southeasterly along said mean high water line, to the point of beginning.

SUBJECT TO:

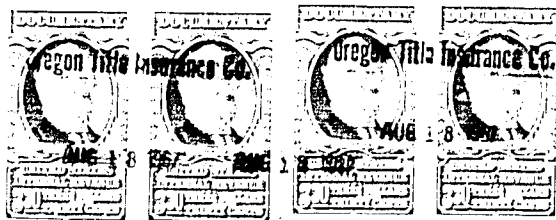
1. 1967-68 taxes, now a lien but not yet payable.
2. Acreage and use limitations under provisions of the United States Statutes and regulations issued thereunder. All contracts, water rights, proceedings, taxes and assessments relating to irrigation, drainage and/or reclamation of said lands; and all rights of way for road, ditches, canals, and conduits; if any of the above there may be in connection with Modoc Irrigation District.
3. Easements for water distribution and sewage disposal, including the terms and provisions thereof, as set forth in deed recorded July 6, 1946, in Deed Volume 192 at page 1. (Says as then constructed, and affects Parcel 1).
4. Easement for septic tank and sewage disposal facilities, including the terms and provisions thereof, as set forth in deed recorded July 6, 1946, in Deed Volume 192 at page 1. (Says as then constructed, and affects Parcel 2).
5. Rights of the public and of Governmental bodies in and to that portion of the herein described property lying below the ordinary high water mark of Klamath Lake. (Affects Parcel 2-vestees deed conveyed to mean high water line).
6. Transmission line easements, including the terms and provisions thereof, granted to California Oregon Power Company by instrument recorded in Deed Book 63 at page 316 and 193 at page 195. (Affects the part of Parcel 2 lying in Government Lot 22).
7. Easement granted Klamath Telephone and Telegraph Company, including the terms and provisions thereof, as set forth in instrument recorded August 10, 1928, in Deed Volume 82 at page 126.

To Have and to Hold, the above described and granted premises unto the said
OTIS C. KNIGHTON and WINIFRED O. KNIGHTON, husband and wife, as an estate by the
entirety, their heirs and assigns forever.

And KALMAN L. PELL and KATHERINE D. PELL, 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 as 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 26th day of July, 1967.



Kalman L. Pell (SEAL)
Katherine D. Pell (SEAL)
EAL)
EAL)

28

STATE OF ~~OREGON~~ *Idaho*

County of *My Pence*

ss.

6463

BE IT REMEMBERED, That on this *26th* day of *July*, 1967, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named KALMAN L. PELL and KATHERINE D. PELL, 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.

E. M. Anderson
Notary Public for Oregon. *Idaho*
My Commission expires
Dec 1967

WARRANTY DEED

(FORM No. 703)

STEVENS-NESS LAW PUB. CO., PORTLAND, ORE.

STATE OF OREGON,

County of *Klanath*

ss.

I certify that the within instrument was received for record on the *18* day of *August*, 1967, at 3:54 o'clock P. M., and recorded in book *M-67* on page *6463*, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Dorothy Rogers

County Clerk—Recorder.

By *Dorothy Rogers*

Fee \$3.00

WHEN RECORDED RETURN TO

OTIS C KNIGHTON

12502 KENWOOD LANE

TUSTIN CALIFORNIA 92680