

17627

Warranty Deed

M-67 7962

This Indenture Witnesseth, That CHARLES HEATON and HAZEL A.

HEATON, husband and wife,

herein called grantors, in consideration of TEN AND NO/100 (\$10.00) -----
Dollars to them paid, have bargained and sold and by these presents do grant,
bargain, sell and convey to

JACK W. NEIPP and JOAN NEIPP, husband and wife,

herein called grantees, their heirs and assigns forever, the following-described
premises, situated in Klamath County, State of Oregon

The following property situated in the NW $\frac{1}{4}$ SE $\frac{1}{4}$, Section 11, Township 39 S.,
R. 9 E.W.M.: Beginning at the quarter section corner common to Sections 11
and 14, Township 39 S., R. 9 E.W.M.; thence North 0°09' West along the
North and South centerline of said Section 11, as marked on the ground by a
well established fence line, 1663.6 feet to a point on the centerline of
Bristol Avenue, a 60 foot roadway; thence North 89°28' East 906.1 feet
along said centerline to a point; thence North 0°12' West 30 feet to a
point on the Northerly right of way line of said Avenue, said point also
being the true point of beginning; thence North 0°12' West 278.9 feet;
thence South 89°31' East 415.1 feet to a point on the Westerly right of
way line of Homedale Road, a 60 foot roadway; thence South 0°16' East
along said Westerly right of way line 271.0 feet, to a point marking the
intersection of said Westerly right of way line and the Northerly right
of way line of Bristol Avenue; thence South 89°28' West along said Northerly
right of way line 415.4 feet, to the true point of beginning.

SUBJECT TO: (1) 1967-68 taxes which are 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 Klamath Irrigation District, and regulations, contracts,
easements and water and irrigation rights in connection therewith.
(3) Regulations, liens, assessments and laws relating to South Suburban
Sanitary District.
(4) Rights of the public in and to any portion of said premises lying
within the limits of public roads and highways.
(5) Building restrictions requiring not more than one single family
dwelling, to cost at least \$1,000.00 on each of the parcels, as set
forth in deed from Swan Lake Moulding Company, recorded October 24, 1944,
in Volume 164, Page 272,

together with all tenements, hereditaments and appurtenances hereunto belonging or
appertaining, and all estate, right, title and interest in and to the same.

TO HAVE AND TO HOLD the said premises unto the grantees, their
heirs and assigns forever. The said grantors do covenant to and
with the said grantees, their heirs and assigns, that they are the owner
of said premises, being lawfully seized in fee simple thereof; that said premises are
free from all encumbrances, except as above stated;
and that they, and their heirs and representatives will warrant and defend
the same from all lawful claims whatsoever.

IN WITNESS WHEREOF, We have hereunto set our hands this 12th
day of October, 1967.

Charles Heaton
Hazel A. Heaton

H. F. SMITH
Attorney at Law
538 Main Street
Klamath Falls, Oregon

7968

STATE OF OREGON }
 County of KLAMATH } ss. October 12, 1967.

Personally appeared the above-named **CHARLES HEATON and HAZEL A. HEATON, husband and wife,**
 known to me to be identical persons described as grantors in the within Deed, and
 acknowledged the foregoing instrument to be **their** voluntary act and deed.

Before me:

Dalea Baldwin
 NOTARY PUBLIC FOR OREGON
 My commission expires May 13, 1969

STATE OF OREGON }
 County of KLAMATH } ss. _____, 19____.

Personally appeared
 who, being first duly sworn did say that he the
 of

and that said Deed was signed in behalf of said corporation by authority of its Board
 of Directors; and he acknowledged said Deed to be its voluntary act and deed.

Before me:

NOTARY PUBLIC FOR OREGON
 My commission expires _____

Warranty Deed

From

To

Recording Data:

STATE OF OREGON, } ss.
 County of Klamath

Filed for record at request of

Oregon Title Insurance Co.

on this 13 day of October A. D. 1967

at 11:42 a. m. and duly

recorded in Vol. M-67 of Deeds

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DOROTHY ROGERS, County Clerk

By *William J. H. Deputy*

Fee 3.00

Return to:

*1st Nat'l
 S. G. Co.
 etc.*

