Warranty Deed

M-61 7962

This Indenture Mitnesseth, That CHARLES HEATON and HAZEL A.

HEATON, husband and wife,

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 SEA, 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 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 feetto 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.

Statutes and regulations issued thereunder. Liens and assessments of 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,

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

with the said grantees, their heirs and assigns, that they are the owner s 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.

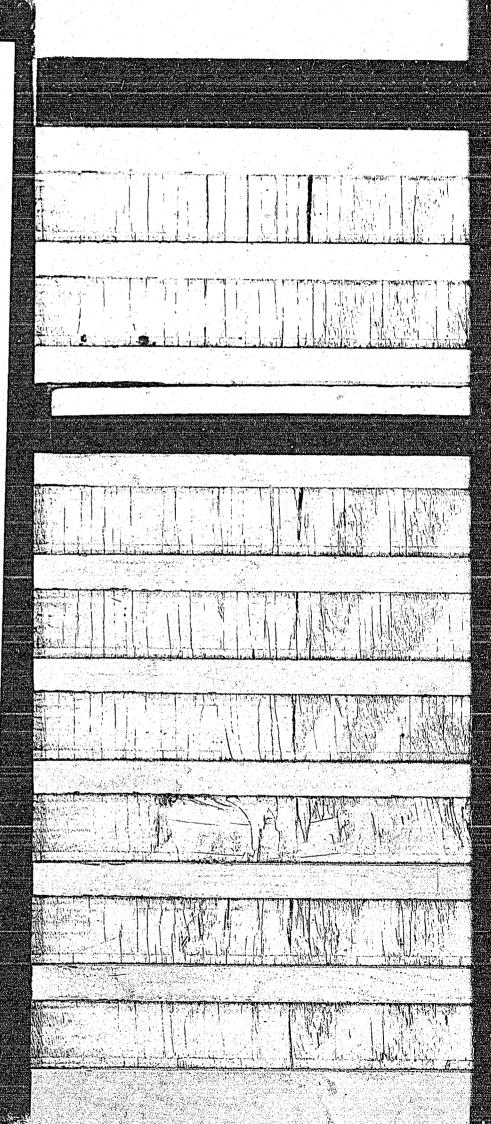
IN WITNESS WHEREOF, We have hereunto set our hands this 12 Th day of October, 1967.

Hazel a. Thaten

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

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STATE OF OREGON Ss. October 12 19 67.	
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.	and the second s
Before me:	
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NOTARY PUBLIC FOR OREGON My commission expires May 13, 1969	Management with the second of
STATE OF OREGON ,	The state of the s
County of KLAMATH ss. 19	
Personally appeared who, being first duly sworn did say that the the	
of the second se	
and that said Deed was signed in behalf of said corporation by authority of its Board of Directors; andhe acknowledged said Deed to be its voluntary act and deed.	
Before me:	
NOTARY PUBLIC FOR OREGON My commission expires	
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