

68-283 RHP

WARRANTY DEED

THIS INDENTURE WITNESSETH, That FRED A. LEWIS and MARIAN E. LEWIS, husband and wife; AUSTIN B. LEWIS and LOIS LEWIS, husband and wife, and ELVA E. BROYLES and GRAYDON G. BROYLES, wife and husband, herein called "grantors", in consideration of THIRTY-TWO THOUSAND AND NO/100 DOLLARS to them paid, have bargained and sold and by these presents do grant, bargain, sell and convey to the following-named grantees, to-wit: WILLIS E. CAMPBELL and DORA MAE CAMPBELL, husband and wife; CARL W. CAMPBELL and BETTY CAMPBELL, husband and wife, and JACK C. SMITH and KAY M. SMITH, husband and wife, as co-tenants in common of an undivided one-third interest in each, their heirs and assigns forever, the following-described premises, situated in Klamath County, Oregon, to-wit:

A tract of land situated in Tract 40C, ENTERPRISE TRACTS, in the SW 1/4, Section 34, Township 38 S., R. 9 E.W.M., more particularly described as follows: Beginning at a one-half inch iron pin on the E. right of way line of Washburn Way, said point being N. 00°20'00" E. along the centerline of Washburn Way and along the W. line of said Section 34 a distance of 332.19 feet and S. 89°33'03" E. a distance of 30.00 feet from the 5/8 inch iron pin marking the W. one-quarter corner of said Section 34; thence N. 00°20'00" E. along the E. right of way line of Washburn Way a distance of 285.00 feet to a one-half inch iron pin; thence S. 89°33'03" E. parallel with the N. line of "Mills Gardens" subdivision a distance of 472.43 feet to a one-half inch iron pin; thence continuing S. 89°33'03" E. a distance of 29 feet, more or less, to the Westerly right of way line of the U.S.B.R. "A" Canal; thence Southeasterly along said Westerly line to the N. line of "Mills Gardens" subdivision; thence N. 89°33'03" W. along the N. line of "Mills Gardens" subdivision (S. 89°45' W. by said subdivision plat) a distance of 20.96 feet, more or less, to a two inch iron pipe; thence continuing N. 89°33'03" W. along said subdivision line a distance of 606.40 feet to the point of beginning.

SUBJECT TO: (1) 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, easement for "B" Lateral right of way, and water and irrigation rights in connection therewith. (2) Regulations, liens, assessments and laws relating to South Suburban Sanitary District.

RESERVING, HOWEVER, to grantors, their heirs and assigns, the perpetual right and easement over and across a strip of land 30 feet wide running parallel and adjacent to the easterly boundary of said property for an irrigation canal and waterway, together with the right of ingress and egress thereto for construction, maintenance and use of said existing canal and waterway which easement and right of way is appurtenant to and shall go with the land of grantors served by said canal and waterway. It is understood and agreed that grantors shall not be liable to grantees, their heirs or assigns, for damages, costs or expenses caused by seepage or overflow of water from said canal and waterway,

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 grantees, their heirs and assigns forever. Said grantors do covenant to and with grantees, their heirs and assigns, that they are the owners 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.

The true and actual consideration for this transfer is \$32,000.00.

IN WITNESS WHEREOF, We have hereunto set our hands and seals this 13th day of April, 1968.

Austin B. Lewis
Lois Lewis
Fred A. Lewis
Marian Lewis
Eva E. Boyles
Graydon E. Boyles

STATE OF OREGON)
) ss. April 13, 1968
 County of MULTNOMAH)

Personally appeared the above-named AUSTIN B. LEWIS and LOIS LEWIS, husband and wife, known to me to be the identical persons described as grantors in the within Deed, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

John M. Billups
 NOTARY PUBLIC FOR OREGON
 My commission expires June 19, 1970

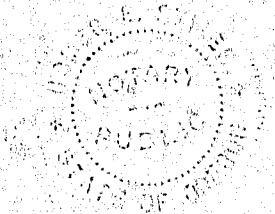
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STATE OF OREGON }
County of KLAMATH } ss. April 18, 1968

Personally appeared the above-named FRED A. LEWIS and MARIAN E. LEWIS, husband and wife, and ELVA E. BROYLES and GRAYDON G. BROYLES, wife and husband, known to me to be the identical persons described as grantors in the within Deed, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Donna E. Stiles
NOTARY PUBLIC FOR OREGON
My commission expires 4/20/69



*Return to
Stiles Realty
4831 S. 64
City*

STATE OF OREGON, }
County of Klamath } ss
Filed for record at request of
Transamerica Title Ins. Co.
on this 19 day of April A. D. 1968
at 3:08 o'clock P.M., and duly
recorded in Vol. M68 of Deeds
Page 3092-93-94.
DOROTHY ROGERS, Count; Clerk
By *Lynette Rogers* Deputy
Fee 4.50