

This Indenture Witnesseth, THAT CLIFTON E. YATES and WANDA L. YATES, husband and wife,

hereinafter known as grantors, for the consideration hereinafter recited have bargained and sold and by these presents do grant, bargain, sell and convey unto JEROME A. GROENEVELD and RUTH A. GROENEVELD, husband and wife, the following described premises, situated in Klamath County, Oregon, to-wit:

A tract of land in the NE $\frac{1}{4}$ NW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 14, Township 39 South, Range 9 East of the Willamette Meridian, more particularly described as follows:

Beginning at an iron pin at the $\frac{1}{4}$ section corner common to Sections 14 and 15, Township 39 South, Range 9 East of the Willamette Meridian; thence South 89 degrees 46' East 277.5 feet and South 89 degrees 13 $\frac{1}{2}$ ' East 392.4 feet along the Southerly boundary of SUMMERS HEIGHTS, a platted subdivision in Klamath County, Oregon, to the Northwest corner of the said NE $\frac{1}{4}$ NW $\frac{1}{4}$ SW $\frac{1}{4}$ of said Section 14; thence South along the West boundary of same distance of 30.0 feet to the South boundary of SUMMERS HEIGHTS and the true point of beginning; thence continuing South along said boundary a distance of 100.0 feet; thence East 100.0 feet and parallel with the North boundary; thence North 100.0 feet; thence West 100.0 feet to the true point of beginning.

SUBJECT TO: (1) Contract and/or lien for irrigation and/or drainage. The property is situated in the Klamath Irrigation District and the charges are carried on the tax roll. There are no charges of said District currently a lien on the property. (2) Regulations, liens, assessments and laws relating to the South Suburban Sanitary District. (3) Agreement and building restrictions, including the terms and provisions thereof, between Everett R. Dennis, et ux, and Warren W. Wood, et ux, et al, recorded July 11, 1950 in Volume 240 at page 150, Deed Records of Klamath County, Oregon; modification of the above instrument recorded December 24, 1952, in Deed Volume 258 at page 347.

The true and actual consideration for this transfer is \$22,000.00. ~~hereby~~

The foregoing recitation of consideration is true as I verily believe.

TO HAVE AND TO HOLD the said premises with their appurtenances unto the said grantees as an estate by the entirety. And the said grantors do hereby covenant, to and with the said grantees, and their assigns, that they are the owners in fee simple of said premises; that they are free from all incumbrances, except those above set forth, and that they will warrant and defend the same from all lawful claims whatsoever, except those above set forth.

IN WITNESS WHEREOF, they have hereunto set their hands and seals this 10th day of May 19 68.

(SEAL)

Clifton E. Yates

(SEAL)

(SEAL)

Wanda L. Yates

(SEAL)

STATE OF OREGON, County of Klamath ss. May 1968.

Personally appeared the above named CLIFTON E. YATES and WANDA L. YATES, HUSBAND AND WIFE,

and acknowledged the foregoing instrument to be their voluntary act and deed.

From Office of
GANONG, GANONG & GORDON
First Federal Building
Klamath Falls, Oregon

Before me:

James D. Bocche
Notary Public for Oregon.
My commission expires 10-25-70

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 20 day of May 1968 at 2:46 o'clock P.M., and recorded in book 1168 on page 4530. Record of Deeds of said County.

Witness my hand and seal of County affixed.

Dorothy Rogers
County Clerk-Recorder.
By Suzanne L. Decker Deputy

for 1.50

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Return to
First Federal Bldg.
540 Main
City.