

A-190-69

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WARRANTY DEED

ROLAND D. BECHTOLD and RUTH ANN BECHTOLD, husband and wife,
hereinafter called grantor, conveys to KENNETH V. JENNINGS and
JERILYN G. JENNINGS, husband and wife, all that real property situated
in Klamath County, State of Oregon described as:

Parcel 1: Beginning at an iron pin which lies South 0°25' East along the centerline of Bisbee Street a distance of 610 feet and South 88°52' East a distance of 20 feet and South 59°18' East a distance of 183.5 feet and North 77°02' East a distance of 32 feet and South 0°25' East a distance of 40 feet from the point on the North section line of Section 15 Township 39 S.R. 9 E.W.M., where the center of Bisbee Street intersects the said section line and running thence: continuing South 0°25' East a distance of 72.4 feet to an iron pin which lies on the North right of way line of the U.S.R.S. Irrigation ditch 20 feet Northerly at right angles from its center; thence following the Northerly right of way line of the U.S.R.S. irrigation ditch South 42°55' East a distance of 35.2 feet; thence continuing along the Northerly right of way line of the U.S.R.S. irrigation ditch South 63°35' East a distance of 186.0 feet to an iron pin; which is the true point of beginning of this description; thence North 0°25' West a distance of 177.2 feet to an iron pin; thence South 88°32' East 265 feet to an iron pin; thence South 0°12' East 303.8 feet to the Northerly right of way line of the U.S.R.S. irrigation ditch; thence North 63°35' West along the Northerly right of way line of said U.S.R.S. irrigation ditch 297.6 feet to the point of beginning, containing 1.46 acres, more or less, and being a portion of Lot 2 in Block 5 of Second Addition To Altamont Acres, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

EXCEPTING from the above described parcel, the following described portion: Beginning at a point which lies South 0°25' East along the center line of Bisbee Street a distance of 610 feet and South 88°52' East a distance of 20 feet and South 59°18' East a distance of 183.5 feet and North 77°02' East a distance of 32 feet and South 0°25' East a distance of 40 feet and South 88°52' East a distance of 190 feet and South 0°25' East a distance of 95.2 feet from the point on the North section line of Section 15 Township 39 S.R. 9 E.W.M. where the center line of Bisbee Street intersects the said section line, and running thence: continuing South 0°25' East a distance of 82 feet to an iron pin which lies on the Northerly right of way line of the U.S.R.S. irrigation ditch 20 feet Northerly at right angles from its center; thence following the Northerly right of way line of the U.S.R.S. irrigation ditch South 63°35' East a distance of 297.6 feet to a point on the East line of the NW 1/4 NE 1/4 of said Section 15; thence North 0°12' West along the forty line a distance of 81.8 feet to a point; thence North 63°35' West a distance of 298 feet, more or less, to the point of beginning.

Parcel 2: Beginning at an iron pin on the Southerly right of way line of the U.S.R.S. drain which lies South 0°25' East along the center line of Bisbee Street a distance of 570 feet and South 88°52' East a distance of 20 feet and South 59°18' East a distance of 183.5 feet and North 77°02' East a distance of 32 feet along the Southerly right of way line of the U.S.R.S. drain from the point on the North section line of Section 15

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Township 39 S.R. 9 E.W.M. where the center line of Bisbee Street intersects said section line and running thence: continuing North 77°02' East along the Southerly right of way of the U.S.R.S. drain a distance of 393 feet to an iron pin; thence North 0°58' East along the Easterly right of way line of the U.S.R.S. drain a distance of 37 feet to an iron pin; thence South 88°52' East parallel to the North line of said Section 15 a distance of 73 feet to an iron pin on the East line of the NW 1/4 NE 1/4 of said Section 15; thence South 0°12' East along the forty line a distance of 212.7 feet to an iron pin; thence North 88°52' West a distance of 455 feet to an iron pin; thence North 0°25' West a distance of 80 feet, more or less, to the point of beginning, said tract containing 1.5 acres, more or less, and being a portion of Lots 1 and 2 in Block 5 of Second Addition To Altamont Acres, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Together with the Right of Way easement over and across the following described land in Klamath County, Oregon, for road-way purposes, to-wit: Beginning at an iron pin on the East side of Bisbee Street which lies S. 0°25' E. a distance of 570 feet along the center of Bisbee Street and S. 88°52' East a distance of 20 feet from the point on the North Section Line of Section 15, Township 39 S. R. 9 E.W.M. where the center line of Bisbee Street intersects the said Section line and then running thence, S. 59°18' E. a distance of 183.5 feet to an iron pin, thence N. 77°02' E. a distance of 32 feet along the South Right of Way line of the U.S.R.S. drain to an iron pin, thence S. 0°25' E. 80 feet; thence N. 88°52' E. 190 feet to a point, thence S. 0°25' E. 16 feet to a point, thence N. 88°52' W. 220.2 feet to an iron pin; thence N. 0°25' W. a distance of 48.2 feet to an iron pin; thence N. 59°18' W. a distance of 183.5 feet to an iron pin on the East side of Bisbee Street; thence N. 0°25' W. along the East line of Bisbee street a distance of 40 feet more or less to the point of beginning, said tract being a portion of Lots 1 and 2, Block 5 Second Addition to Altamont Acres in Klamath County, Oregon,

and covenants that grantor is the owner of the above described property free of all encumbrances except reservations, restrictions, easements and rights of way of record and those apparent upon the land; rules regulations, liens and assessments of water user and sanitation districts and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$ 13000.

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

Dated this 14 day of June, 1968.

Roland W. Bechtold

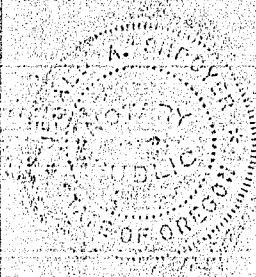
Ruth Ann Bechtold

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State of Oregon }
County of Klamath } ss.
June 14th, 1968 }

Personally appeared the above-named Roland D. Bechtold and Ruth Ann Bechtold, husband and wife, and acknowledged the foregoing instrument to be their voluntary act. Before me:

Jerald A. Shaye
Notary Public for Oregon
My Commission expires: *5/10/71*



STATE OF OREGON, } ss.
County of Klamath }
Filed for record at request of
Klamath County Title Co.
on this 18 day of June A.D. 1968
at 12:53 o'clock PM, and duly
recorded in Vol. M-68 of Deeds
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DOROTHY ROGERS, County Clerk
Dorothy Rogers
Fee 14.50

Return
Vernon Durant Real Estate
2050 So. 6th
Klamath Falls, Oregon

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