

A-19069

23897

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that L. R. SPARKS and EMILY SPARKS, his wife, of Klamath County, State of Oregon, in consideration of Ten and no/100 (\$10.00) Dollars, to them paid by ^{ROLAND} RONALD D. BECHTOLD and RUTH ANN BECHTOLD, his wife, of Klamath County, State of Oregon, have bargained and sold, and by these presents do hereby grant, bargain, sell and convey unto said ^{ROLAND} RONALD D. BECHTOLD and RUTH ANN BECHTOLD, his wife, their heirs and assigns, all the following bounded and described real property situated in the County of Klamath and State of Oregon:

Parcel I: Beginning at an iron pin which lies S. 0°25' E. along the center line of Bisbee Street a distance of 610 feet and S. 88°52' E. a distance of 20 feet and S. 59°18' E. a distance of 183.5 feet and N. 77°02' E. a distance of 32 feet and S. 0°25' E. a distance of 40 feet from the point on the N. Section line of Section 15, T. 39 S., R. 9 E.W.M., where the center of Bisbee Street intersects the said Section line and running thence; continuing S.0°25' E. a distance of 72.4 feet to an iron pin which lies on the N. 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 S. 42°55' E. a distance of 35.2 feet; thence continuing along the Northerly right of way line of the U.S.R.S. Irrigation Ditch S. 63°35' E. a distance of 186.0 feet to an iron pin; which is the true point of beginning of this description; thence North 0°25' W. a distance of 177.2 feet to an iron pin; thence S. 88°32' E. 265 feet to an iron pin; thence S. 0°12' E. 303.8 feet to the Northerly right of way line of the U.S.R.S. Irrigation Ditch; thence N. 63°35' W. along the Northerly right of way line of the 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, in the NW¼NE¼ of Section 15, T. 39 S., R. 9 E.W.M.

EXCEPTING from the above described parcel, the following described portion conveyed to Wilbur L. Martin and Jessie Martin, husband and wife, by Calvin E. Hays et ux by Deed recorded in Book 169, at page 152 of Deed Records of Klamath County, Oregon, to-wit: Beginning at a point which lies S. 0°25' E. along the center line of Bisbee Street a distance of 610 feet and S. 88°52' E. a distance of 20 feet and S. 59°18' E. a distance of 183.5 feet and N. 77°02' E. a distance of 32 feet and S. 0°25' E. a distance of 40 feet and S. 88°52' E. a distance of 190 feet and S. 0° 25' E. a distance of 95.2 feet from the point on the North section line of Sec. 15, T. 39 S., R. 9 E.W.M., where the center line of Bisbee Street intersects the said section line, and running thence

(1-Warranty Deed)

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KLAMATH FALLS, OREGON

continuing S. 0°25' E. 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 S. 63°35' E. a distance of 297.6 feet to a point on the E. line of the NW¼NE¼ of said Section 15, thence N. 0° 12' W. along the Forty line a distance of 81.8 feet to a point; thence N. 63°35' W. a distance of 298 feet, more or less to the point of beginning.

Parcel II: Beginning at an iron pin on the Southerly right of way line of the U.S.R.S. Drain which lies S. 0°25' E. along the center line of Bisbee Street, a distance of 570 feet and S. 88°52' E. a distance of 20 feet, and S. 59°18' E. a distance of 183.5 feet and N. 77°02' E. a distance of 32 feet along the Southerly right of way line of the U.S.R.S. Drain from the point on the N. Section line of Sec. 15, T. 39 S., R. 9 E.W.M., where the center line of Bisbee Street intersects said section line and running thence; continuing N. 77°02' E. along the Southerly line right of way line of the U.S.R.S. Drain a distance of 393 feet to an iron pin; thence N. 0°58' E. along the Easterly right of way line of the U. S. R.S. Drain a distance of 37 feet to an iron pin; thence S. 88° 52' E. parallel to the N. line of said Section 15 a distance of 73 feet to an iron pin on the E. line of the NW¼NE¼ of said Section 15, thence S. 0°12' E. along the forty line a distance of 212.7 feet to an iron pin; thence N. 88°52' W. a distance of 45 feet to an iron pin; thence N. 0°25' W. 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, in the NW¼NE¼ of Section 15, T. 39 S., R. 9 E.W.M., in Klamath County, Oregon, reserving however, any right of way of record or apparent on the land for the irrigation ditch across the Easterly portion of the tract now used by the U.S.R.S. for water delivery to point North.

Subject to Acreage and use limitations under provisions of the United States Statutes and regulations issued thereunder all contracts and agreements with the United States of America, rules, regulations and assessments of the South Suburban Sanitary District, reservations contained in a deed from Manhattan Company, a corporation, to Neal D. Lord, dated, January 22, 1938, recorded January 27, 1938, in Volume 114 of Deed Records of Klamath County, Oregon, at page 131, grant of right of way to California Oregon Power Company by deed dated February 23, 1940, recorded March 22, 1940, Volume 128, Deed Records of Klamath County, Oregon, at page 67, and right of way to California Oregon Power Company granted by deed dated August 19, 1940, recorded November 23, 1940, in Volume 123, Deed Records of Klamath County, Oregon, at page 421.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining and also all their right, title and interest in and to the same including (2-Warranty Deed)

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dower and claim of dower.

TO HAVE AND TO HOLD, the above described and granted premises
~~unto the said RONALD D. BECHTOLD and RUTH ANN BECHTOLD, his wife,~~
 as tenants by the entirety, their heirs and assigns forever. And
 L. R. SPARKS and EMILY SPARKS, his wife, grantors above named, do
 covenant to and with ~~RONALD D. BECHTOLD and RUTH ANN BECHTOLD, his~~
 wife, grantees above named, their heirs and assigns, that they are
 lawfully seized in fee simple of the above granted premises, that
 the above granted premises are free and clear from all encumbrances
 except as above stated, and that they will, and their heirs, executors
 and administrators, shall warrant and forever defend the above granted
 premises, and every part and parcel thereof, against the lawful
 claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, the grantors above named, have hereunto
 set their hands this 13th day of January, 1960.

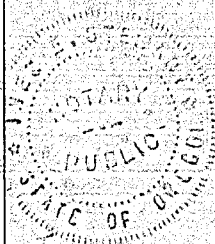
L. R. Sparks
Emily Sparks

STATE OF OREGON)
) ss. January 13, 1960
 COUNTY OF KLAMATH)

Personally appeared the above named L. R. SPARKS and EMILY
 SPARKS, his wife, grantors above named, and acknowledged the
 foregoing instrument to be their voluntary act and deed.

Before me:

L. E. Stewart
 Notary Public for Oregon
 My Commission Expires: 12/6/62



STATE OF OREGON, COUNTY OF KLAMATH; ss.

Filed for record at request of Klamath County Title Co.
 this 20 day of June A.D. 19 68 at 11:51 o'clock A.M., and
 duly recorded in Vol. M-68 of Deeds on Page 5506

DOROTHY ROGERS, County Clerk

(3-Warranty Deed)

Fee 4.50

L. E. Stewart

L. ORTH SIGEMORE
 ATTORNEY AT LAW
 KLAMATH FALLS, OREGON