

1967

68-01 W.P.
KNOW ALL MEN BY THESE PRESENTS, That
an unmarried man,

Richard B. Scholes,

hereinafter called the grantor, for the consideration hereinafter stated,
to grantor paid by Edward J. Higgins, a married man,

hereinafter called the grantee,
does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that
certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, sit-
uated in the County of Klamath and State of Oregon, described as follows, to-wit:

An undivided one-third (1/3) interest in and to the
following parcels:

Parcel 1: The North one-half (1/2) of the Southwest
one-quarter (1/4) of the Southeast one-quarter (1/4)
of Section 17, Township 36 South, Range 13 East of
the Willamette Meridian.

Parcel 2: That portion of the Northeast one-quarter
(1/4) of the Northwest one-quarter (1/4) of Section
21, Township 36 South, Range 13 East of the Willamette
Meridian lying Westerly of a line parallel to and
440 feet distant Easterly from the West line of said
Northeast one-quarter (1/4), said 440 feet measured
at right angles to said West line.

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.
And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that
grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances, excepting
the matters set forth in Schedule "A" attached hereto and made a part
hereof by reference

and that grantor will warrant and forever defend the above
granted premises and every part and parcel thereof against the lawful claims and demands of all persons whomso-
ever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ nil
However, the actual consideration consists of or includes other property or value given or promised which is
the whole consideration (indicate which).

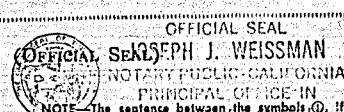
In construing this deed and where the context so requires, the singular includes the plural.
WITNESS grantor's hand this 11th day of May, 1968.

Richard B. Scholes
Richard B. Scholes

CALIFORNIA
STATE OF OREGON, County of Los Angeles) ss.
Personally appeared the above named

Richard B. Scholes

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



Before me, Joseph J. Weissman
Notary Public for California
My commission expires July 14, 1969

NOTE: The sentence between the symbols @, if not applicable, should be deleted. See Chapter 462, Oregon Laws 1967 as amended by the 1967 Special Session.

WARRANTY DEED

TO
Sprague River

AFTER RECORDING RETURN TO

WILKINS, LOEWL, BARANGER & MYERS
P. O. Box 1690
Newport Beach, California 92665

(DON'T USE THIS
SPACE, RESERVED
FOR RECORDING
LABEL IN COUN-
TIES WHERE
USED.)

STATE OF OREGON,

County of

I certify that the within instru-
ment was received for record on the
day of , 19
at o'clock M., and recorded
in book on page
Record of Deeds of said County.

Witness my hand and seal of
County affixed.

By Deputy.

5524

SCHEDULE "A"

1. Taxes for the fiscal years 1967-68 and 1968-69.
2. Mortgage in favor of Southern Oregon Equipment Co., an Oregon corporation, recorded March 10, 1967, in Volume M67 at page 1716, Official Records of Klamath County, Oregon.
3. Reservations contained in that certain deed from The United States of America to Ed Gordon dated April 19, 1957, recorded November 27, 1957, in Volume 296 at page 7, which recites in part as follows:
 - (1) Right of way to the Oregon State Highway Department for the Klamath Falls-Lakeview Highway approval by John H. Edwards, Assistant Secretary of the Department of the Interior, on October 8, 1927, subject to the provisions of the act of March 3, 1901 (31 Stat. L., 1058-1084); departmental regulations thereunder and subject also to any prior valid existing right or adverse claim;
 - (2) Right of way to the California Oregon Power Company for an electric transmission line approved May 11, 1931, by Jos. M. Dixon, First Assistant Secretary of the Department of the Interior pursuant to the provisions of the act of March 4, 1911 (36 Stat. 1253), and the regulations thereunder;
 - (3) Right of Way to Oregon-California and Eastern Railroad Company for a railroad approved by Jos. M. Dixon, First Assistant Secretary of the Department of the Interior, on October 26, 1931, subject to the provisions of the act of March 2, 1899 (30 Stat. L., 990) as amended by the act of June 21, 1906 (34 Stat. L., 325-330), and section 16 of the act of June 25, 1910 (36 Stat. L., 855-9); departmental regulations thereunder; subject to the terms, conditions, and covenants of stipulations executed by the applicant company dated April 15, 1929, and September 30, 1931, respectively; and subject also to any prior, valid, existing right or adverse claim. All subsurface rights, except water, are hereby reserved, in trust, for the heirs of Frank Baker, deceased Klamath allottee no. 1587.

STATE OF OREGON, } ss
County of Klamath }
Filed for record at request of

TRANSAMERICA TITLE INSURANCE CO.
on this 20 day of June A. D. 19 68
at 1:53 o'clock P. M. and duly
recorded in Vol. M 68 of 5523 Deeds
Page, 5523

DOROTHY ROGERS, County Clerk
By *L. J. Smith* Deputy
Fee 3.00