

A-19101

23954

W-1, M-68 PAGE 5597

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That LANCE LOBERT a
married man *****
hereinafter referred to as the Grantor, for the consideration
hereinafter stated, to grantor paid by LLOYD G. NICHOLSON and
DOROTHY MAE NICHOLSON, husband and wife, hereinafter referred to
as the Grantees, does hereby grant, bargain, sell and convey unto
the said Grantees, their heirs, successors and assigns, an undivided
36/1000 interest as tenant in common in that certain real property,
with the tenements, hereditaments and appurtenances thereunto
belonging or appertaining, situated in the County of Klamath, State
of Oregon, described as follows, to-wit:

Lots 11, 12, and 13 of Section 3,
Township 34 South, Range 7 1/2
East of the Willamette Meridian,
Oregon.

SUBJECT TO:

1. Reservations, restrictions and easements of records
and those apparent on the land;
2. Taxes for the Fiscal years 1966-67 and 1967-68;
3. Rights of the Federal Government, the State of Oregon
and the general public in and to that portion of the property
described herein lying below the high water line of Wood River;
4. Rights of the public in any portion of the property
described herein lying within the limits of any road or highway;
5. Contract, easement and water and irrigation or drain-
age rights, if any there may be, arising from the fact that the
lands are within the boundaries of the Agency Irrigation Project;
6. Reservations and restrictions contained in Land Status
Report recorded January 19, 1959, Deed Vol. 308, page 709, records
of Klamath County, Oregon, as follows: "a. The lands herein
described are subject to a lien prior and superior to all other
liens for the amount of costs and charges due to the United States
for and on account of construction, operation, and maintenance of
the irrigation system or acquisition of water rights by which said
lands have been or are to be reclaimed, and the lien so created
hereby expressly reserved in accordance with the provisions of the
Act of March 7, 1928, (45 Stat. 200-210) as supplemented by the
Act of July 1, 1932 (47 Stat. 564-565). b. Right of way to California
Oregon Power Company for power transmission line, approved by John H.
Edwards, Assistant Secretary, on June 4, 1928, (50 years) pursuant
to the provisions of the Act of March 4, 1911, (36 Stat. 1253).
c. The above described property is subject to all other existing
easements for public roads and highways, for public utilities, and

5598

for railroads and pipe lines and for any other easements or rights of way of record; and there is hereby reserved any and all roads, trails, telephone lines, etc., actually constructed by the United States, with the rights of the United States to maintain, operate or improve the same so long as needed or used for or by the United States. (Dept. Instr. January 13, 1916, 44 L.D. 513)."

7. Inchoate dower interest of Ruth Mae Lobert.

TO HAVE AND TO HOLD the same unto the said Grantees and Grantees' heirs, successors and assigns forever.

And said Grantor hereby covenants to and with said Grantees and Grantees' heirs, successors and assigns, that Grantor is lawfully seized in fee simple of the above-granted premises, free from all encumbrances except as hereinabove set forth, 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 whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars is Six Hundred and no/100 Dollars (\$600.00).

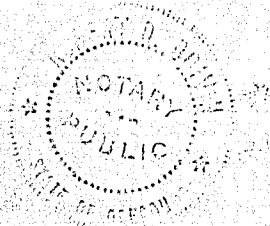
WITNESS Grantor's hand this 20th day of June, 1968.

Lance Lobert

STATE OF OREGON }
County of Klamath } ss.

Personally appeared the above named LANCE LOBERT before me this 20th day of June, 1968, and acknowledged the foregoing instrument to be his voluntary act and deed.

Mark Bowin
Notary Public for Oregon
My Commission Expires: 10/4/68



Return
Bowin & Bowin
Bowin Bldg
Klamath Falls, Oregon
97601

STATE OF OREGON; COUNTY OF KLAMATH; ss.
Filed for record at request of Klamath County Title Co.
this 21 day of June A.D. 1968 at 3:05 o'clock P.M., and
duly recorded in Vol. M-68, of Deeds on Page 5597
DOROTHY ROGERS, County Clerk

fee 3.00
By Lance Lobert