

1 KNOW ALL MEN BY THESE PRESENTS, That JACOB WILLIAM SCHABENER and
2 GRACE E. SCHABENER, husband and wife, hereinafter called the grantor,
3 for the consideration hereinafter stated to grantor paid by BETTY JANE
4 AHERN, a single woman, hereinafter called the grantee, does hereby grant,
5 bargain, sell and convey unto the said grantee and grantee's heirs,
6 successors and assigns; that certain real property, with the tenements,
7 hereditaments and appurtenances thereunto belonging or appertaining,
8 situated in the County of Klamath and State of Oregon, described as
9 follows, to-wit:

10 All that portion of the NW $\frac{1}{4}$ SE $\frac{1}{4}$, SW $\frac{1}{4}$ NE $\frac{1}{4}$, SW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 24,
11 The NE $\frac{1}{4}$ NW $\frac{1}{4}$, EXCEPTING THEREFROM, the Southerly 200 feet thereof
12 of Section 25 lying Easterly of the Right of Way of Highway 97
13 as the same was re-located in Deed Volume 260 at page 484; the NW $\frac{1}{4}$
14 NE $\frac{1}{4}$ and the S $\frac{1}{2}$ NE $\frac{1}{4}$ of Section 25, all in Township 23 South, Range
15 9 East of the Willamette Meridian, Klamath County, Oregon.

16 SUBJECT, however, to Acreage and use limitations under provisions of the
17 United States Statutes and regulations issued thereunder, and SUBJECT
18 to all contracts, water rights, proceedings, taxes, and assessments
19 relating to irrigation, drainage, and/or reclamation of said lands; and
20 all rights of way for roads, ditches, canals, and conduits, if any there
21 may be, and SUBJECT to Rights of the public in and to any portion of
22 said premises lying within the limits of roads and highways, and SUBJECT
23 to Rights of Way, including the terms and provisions thereof given to
24 Pacific Telephone & Telegraph Company in Deed Volume 85 at page 65 and
25 Deed Volume 85 at page 66, over the W $\frac{1}{2}$ SE $\frac{1}{4}$, SE $\frac{1}{4}$ SW $\frac{1}{4}$ of Sec. 24, NE $\frac{1}{4}$ NW $\frac{1}{4}$ of
26 Sec. 25, and SE $\frac{1}{4}$ NE $\frac{1}{4}$, W $\frac{1}{2}$ NE $\frac{1}{4}$, SE $\frac{1}{4}$ NW $\frac{1}{4}$ of Sec. 25, and SUBJECT to Right of Way
27 Easement to install power line and 6 poles and to clear trees for 15
28 feet on each side of poles, including the terms and provisions thereof,
29 given to Midstate Electric Cooperative, Inc., recorded January 2, 1953,
30 in Deed Vol. 258 at page 420 over the NW $\frac{1}{4}$ SE $\frac{1}{4}$ and the NE $\frac{1}{4}$ SW $\frac{1}{4}$ of Sec. 24,
31 and SUBJECT to, Access restrictions and reservations, including the terms
32 and provisions thereof, in Deed to State of Oregon by and thru its State
Highway Commission, recorded May 6, 1953 in Deed Vol. 260 at page 484,
over the S $\frac{1}{2}$ of Sec. 24 and the NE $\frac{1}{4}$ NW $\frac{1}{4}$ of Sec. 25 and the SW $\frac{1}{4}$ NE $\frac{1}{4}$ of Sec.
24; and SUBJECT to, Right of Way agreement for gas pipe line 100 feet in
width including the terms and provisions thereof, granted to Pacific Gas
Transmission Company, a California Corporation, recorded September 26,
1960 in Deed Vol. 324 at page 292. Notice of location of said pipe line
across the W $\frac{1}{2}$ NE $\frac{1}{4}$ of Sec. 25 was recorded September 28, 1961 in Deed
Volume 332 at page 580.

33 To Have and To Hold the same unto the said grantee and grantee's
34 heirs, successors and assigns forever.

35 And said grantor hereby covenants to and with said grantee and
36 grantee's heirs, successors and assigns, that grantor is lawfully seized
37 in fee simple of the above granted premises, free from all encumbrances
38 except as above and that grantor will warrant and forever defend the
39 above granted premises and every part and parcel thereof against the law-
40 ful claims and demands of all persons whomsoever, except those claiming
41 under the above described encumbrances.

42 The true and actual consideration paid for this transfer stated in
43 terms of dollars, is \$28,500.00.

44 In construing this deed and where the context so requires, the
45 singular includes the plural

46 WITNESS grantor's hand this 24 day of June, 1968

47 Jacob William Schabener
48 Jacob William Schabener

49 Grace E. Schabener
50 Grace E. Schabener

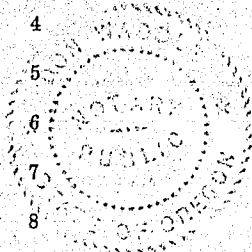
CHARLES R. MARSH
ATTORNEY AT LAW
Klamath Falls, Oregon
PHONE 382-5232

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1 STATE OF OREGON, County of Deschutes 6-24-68, 1968
2 Personally appeared the above named Jacob William Schabener and
3 Grace E. Schabener, husband and wife, and acknowledged the foregoing
instrument to be their voluntary act and deed.

4 Before me: Don Waddle
5 Notary Public for Oregon
6 My Commission Expires: 9-18-70



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19 STATE OF OREGON, } ss
20 County of Klamath }
21 Filed for record at request of
22 Betty Jane Ahern
23 on this 25 day of June A. D. 19 68
24 at 10:50 o'clock AM, and duly
25 recorded in Vol. M-68 of Deeds
26 Page 5684
27 DOROTHY ROGERS, County Clerk
28 By [Signature]
29 Fee 3.00

30
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32
CHARLES R. MARECH
NOTARY PUBLIC
83 OREGON AVE.
BEND, OREGON
PHONE 382-5232

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