

31148

WARRANTY DEED.

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KNOW ALL MEN BY THESE PRESENTS, That LESTER ROOKSTOOL and DONNA L. ROOKSTOOL, husband and wife, WILBUR C. HASKINS and MARY L. HASKINS, husband and wife, and EDWARD J. SHIPSEY and GENEVA L. SHIPSEY, husband and wife, hereinafter called the grantors, for the consideration hereinafter stated, to grantors paid by KLAMATH RIVER ACRES OF OREG., LTD., hereinafter called the grantee, do hereby grant, bargain, sell and convey unto the said grantee and grantee's successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath, and State of Oregon, described as follows, to-wit:

The North half of the Southwest quarter of the Northwest quarter of Section 6 Township 40 South, Range 8 E.W.M., Oregon.

That part of the Northwest quarter of the Northwest quarter of Section 6 Township 40 S.R. 8 E.W.M., Oregon, which lies South of the boundary line of the Flat of Doten and North of the Klamath Falls-Ashland Highway.

That part of the Northwest quarter of the Northwest quarter of Section 6 Township 40 S.R. 8 E.W.M., which lies South of the Klamath Falls-Ashland Highway and West of the Keno-Worden Highway except that portion described as follows: Beginning at the point of intersection of the two above-mentioned highways; thence South 33° West to the most Southerly corner of that parcel of land conveyed to Klamath County School District by Deed Vol. 81, page 416, records of Klamath County, Oregon; thence along the Southwesterly line of said property and the Southwesterly line of said property extended Northwesterly, to the West line of Section 6 of said township and range; thence North along the West line of said section to the intersection of said West line with the South line of the Klamath Falls-Ashland Highway; thence Easterly along the Southerly line of said highway to the point of beginning. Less any portion thereof lying within rights of ways for roads and Highways.

SUBJECT To reservations and restrictions of record and easements and rights of way of record and those apparent on the land.

TO HAVE AND TO HOLD the same unto the said grantee and grantee's successors and assigns forever.

And said grantors hereby covenant to and with the said grantee and grantee's successors and assigns, that grantors are lawfully seized in fee simple of the above granted premises, free from all encumbrances except as hereinabove set forth, and that grantors 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

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those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$12,000.00.

WITNESS Grantors hands this 23^d day of April, 1969.

Lester Rookstool
Donna L. Rookstool
Wilbur C. Haskins
Mary L. Haskins
Edward J. Shipsey
Geneva L. Shipsey

STATE OF OREGON,)
 County of Klamath.) ss.

April 23, 1969,

Personally appeared the above-named LESTER ROOKSTOOL and DONNA L. ROOKSTOOL, husband and wife (also known as Rockstool), WILBUR C. HASKINS and MARY L. HASKINS, husband and wife, and EDWARD J. SHIPSEY and GENEVA L. SHIPSEY, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Robert A. Puckett
 Notary Public for Oregon
 My Commission Expires: 1/11/71

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Robert Puckett
 this 25th day of April A. D. 1969 at 11:04 o'clock P. M., and
 duly recorded in Vol. M-69, of Deeds on Page 3057

Fee \$3.00

Wm D. MILNE, County Clerk
 By Charles K. Hostman
Deputy