

1967/50

KNOW ALL MEN BY THESE PRESENTS, That FRIEDA ENMAN LIHS, formerly Frieda Enman and JOY DALE LIHS, her husband, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by NEUBERT BROTHERS, a co-partnership consisting of WILLIAM G. NEUBERT and WAYNE L. NEUBERT, 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, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Township 40 S., Range 10, E.W.M.;
Section 17: That portion of government lot 4 beginning at a point which is S 89°58'45" E. 3735.96 feet and North 30.00 feet from the Southwesterly corner of Section 17, T. 40 S.R. 10E. W.M.; thence N 240.00 feet to a point; thence S 89°58'45" E 169 feet to a point; thence S 240.00 feet to a point; thence N 89°58'45" W 169.00 feet to the point of beginning.

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 except 1969-70 taxes, acreage and use limitations under provisions of United States Statutes; irrigation liens, assessments and water rights of Klamath Project and Klamath Irrigation District; instrument recorded in Volume 18, page 342, Deed Records of Klamath County, Oregon, instrument recorded in Volume M-69, page 223, Deed Records of Klamath County, Oregon; easements and rights of way of record and apparent thereon rights of public and governmental bodies in portion lying below high water mark of Lost River.

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 \$1,500.00

In construing this deed and where the context so requires, the singular includes the plural.
WITNESS grantor's hand this 4th day of February, 1970.

Frieda Enman Lihs Joy Dale Lihs

STATE OF OREGON, County of Klamath) ss. February 4, 1970.
Personally appeared the above named Frieda Enman Lihs and Joy Dale Lihs

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

Before me: *Alameda E. Graciano*
Notary Public for Oregon
My commission expires August 5, 1970

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

FRIEDA ENMAN LIHS and
JOY DALE LIHS
TO
NEUBERT BROTHERS

AFTER RECORDING RETURN TO

1st Fed. St.

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

STATE OF OREGON,
County of Klamath) ss.

I certify that the within instrument was received for record on the 19th day of February, 1970, at 10:42 o'clock a.m., and recorded in book M-70 on page 1318.
Record of Deeds of said County.

Witness my hand and seal of County affixed.

WM. D. MILNE

County Clerk Title.
By *W. D. Milne* Deputy

Fee 1.50

FEB 19 10 42 AM 1970

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FEB 19 3 39 PM 1970