

70-631
40819 WARRANTY DEED VOL 1710 PAGE 3599

MAY 6 3 13 PM 1970
KNOW ALL MEN BY THESE PRESENTS, that JOHN C. SIEMENS and RUTH E. SIEMENS, his wife, in consideration of Ten and No/100 (\$10.00) Dollars to them paid by J. RICHARD HANSEN and VADA K. HANSEN, his wife, have bargained and sold, and by these presents do grant, bargain, sell and convey unto said J. RICHARD HANSEN and VADA K. HANSEN, his wife, their heirs and assigns, all the following bounded and described real property situated in the County of Klamath and State of Oregon:

PARCEL I.

A tract of land situated in Government Lot 3, Section 7, Township 35 South, Range 7 EWM, Klamath County, Oregon, more particularly described as follows:

Beginning at an iron pin on the North line of said Section 7, said point being West a distance of 319.1 feet from the North one-quarter corner of said Section 7; thence South a distance of 100.0 feet to an iron pin; thence West, parallel with the North boundary of said Section 7, a distance of 266.5 feet, to the East boundary of State Highway No. 427; thence North 00°41' W. along the East boundary of State Highway No. 427 a distance of 100.0 feet to an iron pin on the North boundary of said Section 7; thence East along the North boundary of said Section 7 a distance of 267.7 feet, more or less, to the point of beginning, being 0.61 acres, more or less.

Together with the right of egress and ingress over and across the following described tract of land:

A tract of land situated in Government Lot 3, Section 7, Township 35 South, Range 7, EWM, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the East boundary of State Highway No. 427, from which the North one quarter corner of said Section 7 bears North 00°41' W. a distance of 100.0 feet, and East a distance of 586.8 feet, said point being the Southwest corner of the above described tract of land; thence South 00°41' E. with the East boundary of State Highway No. 427 a distance of 398.0 feet to an iron pin; thence East a distance of 35.0 feet; thence North 00°41' W. parallel with the East boundary of State Highway No. 427 a distance of 398.0 feet; thence West a distance of 35.0 feet, more or less, to the point of beginning.

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(1-Warranty Deed)

L. ORTH SISEMORE
ATTORNEY AT LAW
KLAMATH FALLS, OREGON

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PARCEL II.

A tract of land situated in Government Lot 3, Section 7, Township 35 South, Range 7, EWM, Klamath County, Oregon, more particularly described as follows:

Beginning at an iron pin from which the North one quarter corner of said Section 7 bears North a distance of 100.0 feet and East a distance of 319.1 feet; thence South a distance of 100.0 feet to an iron pin; thence West parallel with the North boundary of said Section 7 a distance of 265.3 feet to the East boundary of State Highway No. 427; thence North 00°41' W. along the East boundary of State Highway No. 427 a distance of 100.0 feet; thence East parallel with the North boundary of said Section 7 a distance of 266.5 feet, more or less, to the point of beginning, being 0.61 acres, more or less;

Together with the right of egress and ingress over and across the following described tract of land:

A tract of land situated in Government Lot 3, Section 7, Township 35 South, Range 7 E.W.M., Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the East boundary of State Highway No. 427, from which the North one quarter corner of said Section 7 bears North 00°41' W. a distance of 200.0 feet and East a distance of 586.8 feet; said point being the Southwest corner of the above described tract of land; thence South 00°41' E. with the East boundary of State Highway No. 427 a distance of 298.0 feet to an iron pin; thence East a distance of 35.0 feet; thence North 00°41' W. parallel with the East boundary of State Highway No. 427 a distance 298.0 feet; thence West a distance of 35.0 feet, more or less, to the point of beginning;

The above parcels of real property subject to 1964-65 taxes now a lien but not yet payable and to reservations and restrictions of record.

Together with an easement for ingress and egress over and across that certain real property situated in Klamath County, Oregon and described as follows:

That portion of Section 6, Township 35, Range 7, E.W.M., described as follows:

Beginning at a point on the West right of way line of the old Dalles-California Highway (State Highway No. 427) 10 feet Southerly along said West right of way line from the intersection of the South line of Lot 3, Section 6, Township 35, Range 7, and said West right of way line; said point of beginning being the Southeasterly corner of a parcel of land described in a deed recorded in Volume 343 Deed Records of

(2-Warranty Deed)

L. ORTH SISEMORE
ATTORNEY AT LAW
KLAMATH FALLS, OREGON

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Klamath County, Oregon, at page 229; thence Southerly along the said West right of way line a distance of 90 feet to a point; thence Westerly and parallel with the Southerly line of said Lot 3 to the Easterly shoreline of Agency Lake; thence Northerly along said Easterly shoreline to the Southwest corner of said parcel of land described in Volume 343 Deed Records of Klamath County, Oregon, at page 229; thence Easterly along the Southerly boundary of said parcel so described to the point of beginning.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining and also all their right, title and interest in and to the same including dower and claim of dower.

TO HAVE AND TO HOLD, the above described and granted premises unto the said J. RICHARD HANSEN and VADA K. HANSEN, his wife, as tenants by the entirety, their heirs and assigns forever. And JOHN C. SIEMENS and RUTH E. SIEMENS, his wife, grantors above named, do covenant to and with J. RICHARD HANSEN and VADA K. HANSEN, his wife, grantees above named, their heirs and assigns, that they are lawfully seized in fee simple of the above granted premises, that the above granted premises are free and clear from all encumbrances except as above stated, and that they will, and their heirs, executors and administrators shall, warrant and forever defend the above granted premises and every part and parcel thereof, against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, the grantors above named have hereunto set their hands this 25th day of August, 1964.

John C. Siemens
Ruth E. Siemens

STATE OF OREGON)
COUNTY OF KLAMATH)

ss.

August 25, 1964.

Personally appeared JOHN C. SIEMENS and RUTH E. SIEMENS, his wife, grantors above named, and acknowledged the foregoing instrument to be their voluntary act and deed.

(3-Warranty Deed)

L. ORTH SISEMORE
ATTORNEY AT LAW
KLAMATH FALLS, OREGON

Before Me:

Charles Lloyd Ottus
Notary Public for Oregon

My Commission Expires: Mar 12, 1968

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STATE OF OREGON, }
County of Klamath } ss.

Filed for record at request of:

Transamerica Title Ins. Co.
on this 6th day of May A. D., 1970
at 3:13 o'clock P. M. and duly
recorded in Vol. M-70 of Deeds
Page 3599

600 WM. D. MILNE, County Clerk
By *Charles R. Stoutman*
Deputy.
Fee ~~1.00~~

Return to
Winema Realty
Box 181
Chiloquin