

1 THIS INDENTURE WITNESSETH, that HENRY G. WOLFF and DOROTHY L. WOLFF, husband
2 and wife, hereinafter known as grantors for the consideration hereinafter re-
3 cited, have bargained and sold, and by these presents do grant, bargain, sell
4 and convey unto JACK T. JAMAR, his heirs and assigns, the following described
5 premises, situated in Klamath County, Oregon, to-wit:

6 A piece or parcel of land situate in Sections 17 and 20, Township 35
7 South, Range 7, E. W. M., more particularly described as follows:

8 Beginning at an iron pipe from which the quarter-section corner
9 common to Sections 17 and 20, Twp. 35 S., R. 7, E. W. M. bears South
10 88°56'20" East, 40.5 feet; thence North 21°44'50" West 1731.1 feet to
11 an iron pipe in the Southeasterly right-of-way fence of the Chiloquin
12 Highway as the same is presently located and constructed; thence North
13 35°36'25" East following said right-of-way fence 474.9 feet to an angle
14 point; thence North 28°44'50" East 224.9 feet to an iron pipe at the
15 intersection of the said Southeasterly highway right-of-way fence and
16 the Southwesterly right-of-way fence of the Cemetery Road as the same
17 is presently located and constructed; thence South 60°58'30" East
18 following said Southwesterly right-of-way fence 1842.8 feet to an iron
19 pipe; thence South 77°56'40" East 4.5 feet to an iron pipe at the inter-
20 section of the said Southwesterly right-of-way fence and the East bound-
21 ary of the SW¼SE¼ of said Section 17; thence South along the East bound-
22 ary of said SW¼SE¼ 1297.45 feet to an existing iron pipe marking the
23 East one-sixteenth corner common to said Sections 17 and 20; thence
24 North 88°46'20" East along the section line common to said Sections 17
25 and 20 675.05 feet to an existing iron pipe marking the East one-thirty
26 second corner common to said Sections 17 and 20; thence South 0°18'10"
27 West 2363.9 feet to an iron pipe on the Northerly bank of Williamson
28 River, said point being the Southeasterly corner of the property being
29 described; thence Westerly and Northerly along the said Northerly bank
30 of Williamson River 2680 feet, more or less, to an iron pipe on the
31 Northerly bank of Williamson River from which the above described iron
32 pipe at the Southeasterly corner of the property bears South 71°20'20"
East 2495.2 feet distant; thence North 110.0 feet to an iron pipe;
thence North 29°36'10" East 775.55 feet to an iron pipe on the North-
South center line of said Section 20; thence North 3°1'10" West 767.9
feet, more or less, to the point of beginning.

Being a portion of Lots 18, 19, 22, 23, 26, 27, 30, 31, Section 17,
Township 35 South, Range 7, E. W. M. and portions of Lots 2, 3, 6, 7,
10, 12, 19, 40, 41, 44, 45, Section 20, Twp. 35 S., R. 7, E.W.M.
EXCEPTING THEREFROM an undivided one-half interest in all subsurface
rights, except water, in Vernie Lee Wilson

SAVING, EXCEPTING and RESERVING unto grantors, their heirs, administra-
tors and assigns, an easement 200 feet in length and 50 feet in width
in the Southwest corner of said property which is adjacent to the South-
erly boundary of said premises and extends 200 feet along said Southerly
boundary of said property for ingress and egress to and from an irriga-
tion pump therein situate together with the right to enter thereon for
the purpose of maintaining and repairing same; provided however, that
if grantors fail to use said easement for a period of seven years then
in such event same shall be deemed to be forfeited and of no further
force or effect.

SUBJECT TO: Rights of the public in and to any portion of said premises
lying within the limits of roads and highways; Rights of the public and
of Governmental bodies in and to that portion of the herein described
property lying below the ordinary high water mark of Williamson River;
Easements and rights of way of record and those apparent on the land.

DANONG, DANONG
& BORDON
ATTORNEYS AT LAW
KLAMATH FALLS, ORE.

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1 The true and actual consideration for this transfer is \$88,000.00. 5095
2 TO HAVE AND TO HOLD the said premises with their appurtenances unto the said
3 grantee, his heirs and assigns forever. And the said grantors do hereby covenant
4 to and with the said grantee, his heirs and assigns, that they are the owners in
5 fee simple of said premises; that they are free from all incumbrances, except
6 those above set forth, and that they will warrant and defend the same from all
7 lawful claims whatsoever, except those above set forth.

8 IN WITNESS WHEREOF, they have hereunto set their hands and seals this 15th
9 day of June, 1970.

10 Henry G. Wolff (SEAL)
11 Dorothy L. Wolff (SEAL)

12 STATE OF OREGON)
13 County of Klamath) SS June 17, 1970

14 Personally appeared the above named Henry G. Wolff and Dorothy L. Wolff,
15 husband and wife, and acknowledged the foregoing instrument to be their voluntary
16 act and deed.

17 Before me:
18 (SEAL)
19 Hella K. Hager
20 Notary Public for Oregon
21 My Commission Expires: Aug 20 1973
22
23

STATE OF OREGON; COUNTY OF KLAMATH; ss.
Filed for record at request of Transamerica Title Co.
this 22nd day of June A.D., 1970. at 2:53 o'clock PM., and duly recorded in
Vol. M70 of Deeds on Page 5094.
fee \$3.00
WM. D. MILNE, County Clerk
By Phyllis Rutledge

29
30 Return to
31 Strout Realty
32 5429 106th
City

BARBARA SANDOZ
SANDOZ
ATTORNEY AT LAW
KLAMATH FALLS, ORE.

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