

48461

VOL. 71 PAGE 697

1 THIS INDENTURE WITNESSETH, that IRVING J. EZELL and HARRIET S. EZELL, his  
2 wife; BEULAH E. COTTER and RAYMOND L. COTTER, her husband; STANLEY W. EZELL and  
3 BETTY A. EZELL, his wife; WESLEY EZELL and DOROTHY A. EZELL, his wife; and  
4 LESLIE EZELL and ELIZABETH C. EZELL, his wife, hereinafter known as Grantors,  
5 for the consideration hereinafter stated have bargained and sold, and by these  
6 presents do grant, bargain, sell and convey unto J. GILLIS HANNIGAN and JoANN  
7 HANNIGAN, husband and wife, Grantees, the following described premises, situated  
8 in Klamath County, Oregon, to-wit:

9 All that portion of the South-half of the Southwest-quarter of Section  
10 11, Township 39 South, Range 9, E.W.M., more particularly described as  
11 follows: That portion of the Southwest-quarter of the Southwest-quarter  
12 (SW $\frac{1}{4}$ SW $\frac{1}{4}$ ) of said Section 11 lying South and Southeasterly of Sunrise  
13 Park, Tonatee Homes and 1st. Addition to Tonatee Homes, LESS AND EXCEPTING  
14 the right-of-way for the U.S.B. of R. 1-C-3 Drain. Also that portion of  
15 the Southeast-quarter of the Southwest-quarter (SE $\frac{1}{4}$ SW $\frac{1}{4}$ ) of said Section  
16 11 lying South and Southeasterly of the USB of R 1-C-3 Drain and the  
17 1-C-3-B Drain. LESS AND EXCEPTING the right-of-way for the U.S.B. of R.  
18 F-7 Lateral and ALSO EXCEPTING the following: Beginning at a point on  
19 the North line of said SE $\frac{1}{4}$ SW $\frac{1}{4}$  which lies West along said line a distance  
20 of 663.4 feet from the Northeast corner of said SE $\frac{1}{4}$ SW $\frac{1}{4}$ ; thence South  
21 661.0 feet, more or less, to the center line of the A-3-a (F-7) Lateral;  
22 thence Northwesterly, along said center line, 600 feet, more or less, to  
23 its intersection with the center line of the 1-C-3 Drain; thence N. 48°35'  
24 E., along the center line of the 1-C-3 Drain, a distance of 541.0 feet,  
25 more or less, to the North line of said SE $\frac{1}{4}$ SW $\frac{1}{4}$ ; thence East, along said  
26 North line, a distance of 113.3 feet, more or less, to the point of  
27 beginning, AND ALSO the West 60 feet of the South-half of the South-half  
28 of the Northwest-quarter of the Southeast-quarter (SW $\frac{1}{4}$ SW $\frac{1}{4}$ SE $\frac{1}{4}$ ) of Section  
29 11, Township 39 South, Range 9, E.W.M., LESS AND EXCEPTING that portion  
30 lying within the right-of-way of Bristol Avenue.

31 SUBJECT TO: Contract and/or lien for irrigation and/or drainage; Inclu-  
32 sion in the South Suburban Sanitary District and the liens, assessments  
and regulations thereof; Inclusion in the Klamath Basin Improvement Dis-  
trict, and the liens, assessments and regulations thereof; Easements and  
rights of way of record and those apparent on the land, if any; and to  
real property taxes for the 1969-70 tax year which are now a lien but  
not yet payable.

The true and actual consideration paid for this transfer, stated in  
terms of dollars, is \$57,500.00.

TO HAVE AND TO HOLD the said premises with their appurtenances unto the said  
grantees as an estate by the entirety. And the said grantors do hereby covenant,  
to and with the said grantees, and their assigns, that they are the owners in  
fee simple of said premises; that they are free from all incumbrances, except  
those above set forth, and that they will warrant and defend the same from all  
lawful claims whatsoever, except those above set forth.

IN WITNESS WHEREOF, They have hereunto set their hands and seals this 7th

GANDRO, GANDRO  
& GORROD  
ATTORNEYS AT LAW  
KLAMATH FALLS, ORE.

Warranty Deed - Page 1.

28



1 day of October, 1969.

2 Irving J. Ezell (SEAL) Beulah E. Cotter (SEAL)  
 3 Irving J. Ezell Beulah E. Cotter  
 4 Harriet S. Ezell (SEAL) Raymond L. Cotter (SEAL)  
 5 Harriet S. Ezell Raymond L. Cotter  
 6 Stanley W. Ezell (SEAL) Wesley Ezell (SEAL)  
 7 Stanley W. Ezell Wesley Ezell  
 8 Betty A. Ezell (SEAL) Dorothy A. Ezell (SEAL)  
 9 Betty A. Ezell Dorothy A. Ezell  
 10 Leslie Ezell (SEAL)  
 11 Elizabeth C. Ezell (SEAL)  
 12 Elizabeth C. Ezell

12 STATE OF OREGON )  
 13 County of Klamath ) SS

October 15<sup>th</sup>, 1969

14 Personally appeared the above named Irving J. Ezell and Harriet S. Ezell,  
 15 his wife; Beulah E. Cotter and Raymond L. Cotter, her husband; Stanley W. Ezell  
 16 and Betty A. Ezell, his wife; Wesley Ezell and Dorothy A. Ezell, his wife, and  
 17 acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

17 (SEAL)  
 18 My Commission Expires:

Acie M. Brink  
 Notary Public for Oregon  
 My Commission Expires Oct. 25, 1970

19 STATE OF CALIFORNIA )  
 20 County of Santa Clara ) SS

October 13, 1969

21 Personally appeared the above named Leslie Ezell and Elizabeth C. Ezell,  
 22 his wife, and acknowledged the foregoing instrument to be their voluntary act  
 23 and deed.

Before me:

24 (SEAL) LILLIAN K. McKEAG  
 25 My Commission Expires: Lillian K. McKear  
 26 Notary Public for California  
 27 Principal Office in Santa Clara County  
 28 My Commission Expires May 9, 1973

STATE OF OREGON,  
 County of Klamath  
 Filed for record at request of  
 FRANK GANONG

on this 26 day of JANUARY A.D. 1971  
 at 1:26 o'clock PM, and duly  
 recorded in Vol. M 71 of DEEDS  
 page 697

Wm D. MILNE, County Clerk  
 By K. J. J. J. Deputy  
 Fee \$3.00