

48599

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that D. C. HEISE and MILDRED M. HEISE, husband and wife, of the State of Washington, in consideration of TEN DOLLARS (\$10.00) and other sufficient consideration paid by H. R. SCHLECHT and DELLA SCHLECHT, husband and wife, of Klamath Falls, State of Oregon, bargain, sell and convey unto said H. R. SCHLECHT and DELLA SCHLECHT their heirs and assigns, all of the following bounded and described real property, situate in the County of Klamath and State of Oregon:

The Southeast Quarter (SE $\frac{1}{4}$ ) of Southwest Quarter (SW $\frac{1}{4}$ ) of Section Sixteen (16), Township Forty (40) South, Range Ten (10), E.W.M.; and South Half (S $\frac{1}{2}$ ) of Northwest Quarter (NW $\frac{1}{4}$ ) of Southwest Quarter (SW $\frac{1}{4}$ ), offSection Sixteen (16), Township Forty (40) South, Range Ten (10), E.W.M. Lots Six (6) and Seven (7), the West Half (W $\frac{1}{2}$ ) of the Northeast Quarter (NE $\frac{1}{4}$ ), and the Northeast Quarter (NE $\frac{1}{4}$ ) of the Northwest Quarter (NW $\frac{1}{4}$ ), of Section Twenty-one (21), in Township Forty (40) South of Range Ten (10) East of the Willamette Meridian; Subject to all existing rights of way and liens of the Klamath Irrigation District and taxes 1943-44;

together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, and also all their estate, 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 H. R. SCHLECHT and DELLA SCHLECHT, their heirs and assigns forever. And the Grantors above named covenant to and with the above named Grantees their heirs and assigns that they lawfully seized in fee simple of the above granted premises, that the above granted premises are free from all incumbrances, and that their 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.

This Deed is executed and delivered pursuant to a Land Contract dated September 1, 1951, pursuant to which the Grantees herein have been purchasing the premises herein above described from the Grantors herein (the Grantors having acquired all rights, title and interest in and to

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REMARKS	26 a. NO (P)	No
	26 b. NO (P)	No
	26 c. NO (P)	No
	26 d. NO (P)	No

said premises and contract by virtue of a Seller's Assignment of Contract and Deed dated December 23, 1960 executed by H. R. SCHLECHT and DELLA SCHLECHT). Accordingly, the warranties contained in this Deed are limited to the date of said contract except as to matters accruing through the Grantors herein or their predecessors in title.

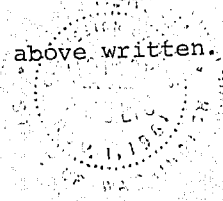
IN WITNESS WHEREOF, they have hereunto set their hand and seal this 31 day of December, 1960.

H. R. Schlecht (Seal)  
Deella Schlecht (Seal)  
\_\_\_\_ (Seal)  
\_\_\_\_ (Seal)

STATE OF WASHINGTON)  
: ss.  
County of Yakima )

I, the undersigned, a Notary Public in and for the State of Washington, hereby certify that on this 31 day of December, 1960 personally appeared before me D. C. HEISE and MILDRED M. HEISE, husband and wife, to me known to be the individuals described in and who executed the foregoing instrument and acknowledged that they signed and sealed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal the day and year last above written.



James R. Bohlen  
Notary Public in and for the State of  
Washington residing at Sunnyside therein.

STATE OF OREGON, }  
County of Klamath } ss.

Filed for record at request of:  
H. R. Schlecht

on this 2nd day of February A. D., 19 71  
at 10:46 o'clock A. M. and duly  
recorded in Vol. M71 of Deeds  
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25 WM. D. MILNE, County Clerk  
Fee \$3.00 By Phyllis Schlecht Deputy.

26. NON-EDUC.	NDSDM
27. REMARKS	OJT A/C
28. REMARKS	No
29. REMARKS	High ODS
30. REMARKS	Exo