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- WARRANTY DEED -

1 KNOW ALL MEN BY THESE PRESENTS, That CHESTER L. COX and
2 MARY F. COX, husband and wife, hereinafter called the Grantor, for
3 the consideration hereinafter stated to the Grantor paid by ERNEST
4 WISEMAN and GRACE WISEMAN, husband and wife, hereinafter called
5 the Grantees, does hereby grant, bargain, sell and convey unto the
6 Grantees, as tenants by the entirety, the heirs or the survivor
7 and their assigns, that certain real property, with the tenements,
8 hereditaments and appurtenances thereunto belonging or appertain-
9 ing, situated in the County of Klamath, State of Oregon, described
10 as follows, to-wit:
11
12 E-1/2 of SE-1/4 of Section 33; W-1/2 of SW-1/4 and SW-1/4
13 NW-1/4 of Section 34, all in Township 38 South, Range 11-1/2
14 East of the Willamette Meridian excepting a certain tract
15 deeded to A. L. Michael as shown by Deed recorded in
16 Volume 66 at Page 552 of Deed Records for Klamath County,
17 Oregon, and further excepting a certain tract sold to
18 Homer Koertje, as shown by Deed recorded in Volume 94 at
19 page 280, Deed Records for Klamath County, Oregon, and
20 also excepting rights of way for roads and ditches now in
21 place on the land, including 2.76 acres deeded to the
22 State Highway and recorded in Volume 106, page 203 Deed
23 Records of Klamath County, Oregon.
24
25 ALSO saving and excepting the portion sold to J. J.
26 Horton and Anne S. Horton, husband and wife, in Deed re-
27 corded in Book 245 at page 17, Records of Klamath County,
28 Oregon, described as follows:
29
30 Beginning at the Southeast corner of the SW-1/4SW-1/4 of
31 Section 34, Township 38 South, Range 11-1/2 East of the
32 Willamette Meridian, thence;
33
34 North along the East line of the W-1/2SW-1/4 of said
35 Section 34, a distance of 2,640 feet, more or less, to
36 the Southeast corner of the SW-1/4NW-1/4 of said Section
37 34; thence
38
39 continuing North, along the East line of the SW-1/4NW-1/4
40 of said Section 34, a distance of 630 feet, more or less,
41 to the centerline of a "dry gulch or wash" so described
42 in a deed recorded in Klamath County, Deed Records,
43 Volume 182, page 255; thence
44
45 North 75° West along said dry gulch, a distance of 53
46 feet, more or less, to a fence line thence
47
48 South 0° 54' East, along said fence line, a distance of
49 3,283 feet, more or less, to the point of beginning;
50 being
51 a portion of the W-1/2W-1/2 of Section 34, Township 38
52 South, Range 11-1/2 East of the Willamette Meridian,
53
54 A tract of land situate in the SE-1/4 NE-1/4 of Section
55 33, Township 38 South, Range 11-1/2 East of the Willamette
56 Meridian, and more particularly described as follows:
57
58 Commencing at the Southeast corner of the said SE-1/4
59 NE-1/4 of said Section 33, Township 38 South, Range 11-1/2
60 East of the Willamette Meridian; thence
61
62 North on Section line 308 feet to a point; thence
63
64 Southwesterly in a direct line to a point on the South line

1. WARRANTY DEED

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1 of said Section 33, which point is 182 feet West of
 2 the point of beginning; thence
 3 East on the South line of said forty 182 feet to the
 4 point of beginning,
 5 Lots 2 and 3 of Section 4 in Township 39 South of Range
 6 11-1/2 East of the Willamette Meridian.
 7 Beginning at the Northwest corner of the SW-1/4NW-1/4
 8 of Section 34, Township 38 South, Range 11-1/2 East of
 9 the Willamette Meridian, thence;
 10 South 166 feet; thence
 11 East 50 feet; thence
 12 South 100 feet; thence
 13 West 50 feet; thence
 14 North 100 feet to the point of beginning.

15 To have and to hold the above described and granted pre-
 16 mises unto the said Grantees, as tenants by the entirety, their
 17 heirs and assigns forever.

18 And Grantors hereby covenant to and with Grantees and the
 19 heirs of the survivor and their assigns, that Grantors are law-
 20 fully seized in fee simple of the above granted premises, free
 21 from all encumbrances, excepting:

22 1. Acreage and use limitations under provisions of
 23 the United States Statutes and regulations issued
 24 thereunder.

25 Liens and assessments of Klamath Project and Horsefly
 26 Irrigation District, and regulations, contracts, ease-
 27 ments, and water and irrigation rights in connection
 28 therewith.

29 2. Rights of the public in and to any portion of the
 30 above described property lying within the limits of
 31 roads and highways.

32 3. The above property has been granted special assess-
 ment for farm use, and when same is terminated it will
 be subject to additional ad valorem tax.

And that Grantors 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 \$25,119.00. However, the actual
 consideration consists of or includes other property or value given
 or promised which is part of the consideration.

In construing this deed and where the context so requires,
 the singular includes the plural, the masculine includes the
 feminine and the neuter and, generally, all grammatical changes

2. WARRANTY DEED.

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1 shall be made, assumed and implied to make the provisions hereof
2 apply equally to corporations and to individuals.

3 IN WITNESS WHEREOF, the Grantors have executed this instru-
4 ment on the 10th day of September, 1969.

5 Chester L. Cox (SEAL)
6 Chester L. Cox

7 Mary F. Cox (SEAL)
8 Mary F. Cox

9 STATE OF OREGON)
10) ss.
11 County of Klamath)

12 Sept 10, A.D., 1969.

13 Personally appeared the above named Chester L. Cox and
14 Mary F. Cox, husband and wife, and acknowledged the foregoing
15 instrument to be their voluntary act and deed.

16 Before me:

17 Robert J. Bunkle
18 Notary Public for Oregon

19 (SEAL)

20 My Commission Expires 2/13/73

21 STATE OF OREGON)
22) ss.
23 County of Klamath)

24 Filed for record at request of:
25 Transamerica Title Company

26 on this 18th day of February, A.D. 1971
27 at 11:52 o'clock A.M. and duly
28 recorded in Vol. M71 of Deeds

29 Page 1435

30 WM. D. MILNE, County Clerk

31 By Phyllis L. Lundy
32 Fee \$4.50 Deputy

Return to:
Bryant Williams
900 Klamath Ave
Eugene

3. WARRANTY DEED.