## WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That MELVIN D. FIEGI and VIRGINIA A. FIEGI, as tenants by the entirety, hereinafter called the Grantor, for the consideration hereinafter stated to Grantor paid by MELVIN LEE FIEGI, as to an undivided 1/4 interest, CAROLYN CARPENTER, formerly Carolyn Fiegi, as to an undivided 1/4 interest, and ROCKNE LANE FIEGI, as to an undivided 1/4 interest, hereinafter called the Grantee, does hereby grant, bargain, sell and convey unto the said Grantee and Grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to wit:

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The South half of the Southeast quarter  $(S_{2}^{1}SE_{4}^{1})$  of Section thirtyfour (34), the Southwest quarter of the Southwest quarter  $(SW_{4}^{1}SW_{4}^{1})$ Lots Twelve (12) and Thirteen (13), and the Southeast quarter of the Southeast quarter  $(SE_{4}^{1}SE_{4}^{1})$  of Section Thirty-five (35) in Township Thirty-nine (39) South of Range Eleven and one-half (11<sup>1</sup>/<sub>2</sub>) East of the Willamette Meridian.

SAVING and EXCEPTING 45.2 acres conveyed to D. D. Liskey and Dave Liskey, by deed recorded on page 37 of Volume 218 of Deeds, and being a portion of Lot 13 and the  $SE_4SE_4$  of Section 35, Township 39 South of Range  $11\frac{1}{2}$  East of the Willamette Meridian.

And SAVING and EXCEPTING a tract of land described as follows: Beginning at a point on the South line of Section 35, T. 39 S., R. 11<sup>1</sup>/<sub>2</sub> E. W. M. which lies North 89 degrees 53' West along the Section line a distance of 803.4 feet from the Southeast corner. of Section 35, T. 39 S., R. 11½ E.W.M. and running thence: - Contin-uing N. 89 degrees 53' West along the South line of Section 35 a distance of 1402.6 feet to a point; thence N. 0 degrees 11' East, a distance of 829 feet to a point; thence South 76 degrees 36' West a distance of 262.6 feet to an iron pin; thence N. 62 degrees 16' West a distance of 177.4 feet to an iron pin; thence S. 44 degrees 37' West a distance of 202.5 feet to an iron pin; thence S. 85 degrees 26' West a distance of 213.7 feet to an iron pin on the East bank of a farm drain; thence North 65.0 feet to the center of Lost River; thence Northeasterly following the center line of Lost River upstream a distance of 1125 feet more or less to its intersection with that certain line shown as N. 59 degrees 19' West 850 feet more or less, in the description on page 37, Book 218, Deed records of Klamath County, Oregon, extended; thence along the following courses: S. 59 degrees 19' East a distance of 953 feet to a point and S. 33 degrees 291 East a distance of 869 feet to the point of beginning.

To Have and to Hold the same unto the said Grantee and Grantee's

heirs, successors and assigns forever.



And said Grantor hereby covenants to and with said Grantee and Grantee's heirs, successors and assigns, that Grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances, EXCEPT:

Mortgage, including the terms and provisions thereof, dated May 8, 1970, recorded May 25, 1970 in M-70 at page 4128, given to secure the payment of \$40,000.00, with interest thereon and such future advances as may be provided therein, executed by Merle D. Carpenter and Carolyn Carpenter, husband and wife to The Federal Land Bank of Spokane, a corporation.

SUBJECT TO: all taxes, rights of way, easements, reservations, restrictions, contracts, liens, assessments, acreage and use limitations of record or apparent on the land.

And that Grantor 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.

There is no consideration in the transfer of this property, this deed being given to correct title.

In construing this deed and where the context so requires, the singular includes the plural.

WITNESS Grantor's hand this <u>Sth</u> day of March, 1971.

- Buchin F. Ficgi. Minin a. Fin

March 💆, 1971. STATE OF OREGON, County of Klamath) ss. Personally appeared the above named MELVIN D. FIEGI and VIRGINIA A. FIEGI and acknowledged the foregoing instrument to be

their voluntary act and deed.

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allerned Before me: Notary Public for Oregon My Commission expires 9-20-72.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

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Transamerica Title Insurance Inc. Filed for record at request of .... Page 2. this 8th day of March A. D., 1971 at 11:24 o'clock A M., and duly recorded in mandashearen on Page 1939 Vol. M71 , of Deeds City Fee \$3.00

WM. D. MILNE, County Clerk By Cuntin Warry blee

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