

1 THIS INDENTURE WITNESSETH, that HAROLD DEHLINGER AND SON, a co-partnership
2 hereinafter known as Grantor, for the consideration hereinafter stated has bar-
3 gained and sold, and by these presents does grant, bargain, sell and convey unto
4 JAMES E. BALSIGER and SANDRA L. BALSIGER, husband and wife, Grantees, the follow-
5 ing described premises, situated in Klamath County, Oregon, to-wit:

6 A tract of land situated in the W $\frac{1}{2}$ SE $\frac{1}{4}$ of Section 28, Township 39 South,
7 Range 10 East of the Willamette Meridian, Klamath County, Oregon, more
8 particularly described as follows:
9 Beginning at a 5/8 inch iron pin on the Northeast corner of the NW $\frac{1}{4}$ NE $\frac{1}{4}$
10 of said Section 28; thence South 89°49'03" East 10.70 feet to a one-half
11 inch iron pin on the centerline of the Hill (Bradbury) Road as constructed;
12 thence following said road centerline: South 00°25'10" West 1610.83 feet;
13 thence along the arc of a curve to the left (central angle - 17°10'00";
14 R-572.96 feet) 171.67 feet; thence South 16°44'50" East 227.80 feet;
15 thence along the arc of a curve to the right (central angle - 39°42'10";
16 R-636.32 feet) 441.14 feet; thence South 22°57'20" West 87.70 feet;
17 thence along the arc of a curve to the left (central angle - 22°34'30";
18 R-477.47 feet) 188.13 feet to a P. K. nail; thence South 00°22'50" West
19 785.00 feet; thence leaving said centerline North 89°37'10" West 30.00
20 feet to a 5/8 inch iron pin on the true point of beginning of this descrip-
21 tion; thence South 00°22'50" West along the Westerly right-of-way line of
22 said road 1532.40 feet to a point that is North 25°11'30" West 69.50 feet
23 from a P. K. nail in the centerline of said road; thence following the cen-
24 terline of an irrigation canal: North 25°11'30" West 357.62 feet; thence
25 along the arc of a curve to the left (central angle - 24°00'00"; R-430.14
26 feet and a 5/8 inch iron pin on the P.I. of said curve bears North 25°11'30"
27 West 91.43 feet from the last described point) 180.18 feet; thence on the
28 arc of a curve to the left (central angle - 82°00'00"; R-45.00 feet and a
29 5/8 inch iron pin on the P.I. of said curve bears North 49°11'30" West
30 39.12 feet from the last described point) 64.40 feet; thence leaving said
31 canal centerline North 13°43'53" West along the centerline of an irriga-
32 tion ditch 1101.89 feet; thence South 89°37'10" East 35.79 feet to a 5/8
inch iron pin; thence continuing South 89°37'10" East 555.35 feet to the
true point of beginning of this description.

RESERVING UNTO GRANTOR, its successors and assigns, an easement for in-
gress and egress for the purpose of using and maintaining the existing
irrigation and drainage ditches through the property, which easement
shall be reserved for the benefit of all persons having an interest in
said irrigation and drainage ditches.

SUBJECT TO: Acreage and use limitations under provisions of the United
States Statutes and regulations issued thereunder; Liens and assessments
of Klamath Project and Klamath Irrigation District, and regulations, con-
tracts, easements, and water and irrigation rights in connection there-
with; Right of Way for irrigation ditch as set out in Deed recorded Jan-
uary 25, 1930, in Book 89, page 560, Deed Records, Klamath County, Oregon,
and as disclosed by the description contained therein; Easements and
rights of way of record and apparent on the land, if any.

The true and actual consideration paid for this transfer is \$10,500.00.

TO HAVE AND TO HOLD the said premises with their appurtenances unto the said
Grantees as an estate by the entirety. And the said Grantor does hereby cove-
nant, to and with the said Grantees, and their assigns, that Grantor is the

1 owner in fee simple of said premises; that they are free from all incumbrances,
 2 except those above set forth, and that Grantor will warrant and defend the same
 3 from all lawful claims whatsoever, except those above set forth.

4 IN WITNESS WHEREOF, Grantor has hereunto set its hand this 3d day of March,
 5 1971.

HAROLD DEHLINGER AND SON,

By Dorothy M. Dehlinger
 By Sam B. Dehlinger
 By Delbert H. Dehlinger
 Partners

10 STATE OF OREGON)
 11 County of Klamath) SS

12 On this 9th day of March, 1971, before me, a Notary Public, personally
 13 appeared Dorothy M. Dehlinger, Sam. B. Dehlinger and Delbert H. Dehlinger, who
 14 acknowledged themselves to be members of Harold Dehlinger and Son, a co-
 15 partnership, and that they, as such partners, being authorized so to do, exe-
 16 cuted the foregoing instrument for the purposes therein contained by signing
 17 the name of the partnership by themselves as co-partners.

18 IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Stella Wehlinger
 Notary Public for Oregon
 My Commission Expires: Aug 20, 1973

STATE OF OREGON,
 County of Klamath

Filed for record at request of

Transamerica Title Ins. Co.

on this 10th day of March A.D. 19 71

at 4:11 o'clock PM, and duly

recorded in Vol. M71 of Deeds

page 2065

WILL D. MILNE, County Clerk

By Carol Ann Milne Deputy

Fee \$3.00

Return to:
 Stroud Realty
 5429 S. 6th St. 78
 City
 Warranty Deed - Page 2.