

4-20773

50295

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WARRANTY DEED

1 THIS INDENTURE WITNESSETH, that RAYMOND H. ENGELCKE and GENE MARY ENGELCKE,
2 husband and wife, Grantors, for the consideration hereafter stated do hereby
3 grant, bargain, sell and convey unto L. A. SWETLAND M.D., P.C. Pension & Profit
4 Sharing Trust; and R. H. OTTEMAN, M.D., P.C. Pension & Profit Sharing Trust;
5 Grantees, as follows: an undivided one-half interest unto said L. A. SWETLAND
6 M.D., P.C. Pension and Profit Sharing Trust; and an undivided one-half interest
7 unto said R. H. OTTEMAN M.D., P.C. Pension and Profit Sharing Trust as Tenants
8 in common, Grantees, their successors and assigns, the following described
9 premises in Klamath County, Oregon, to-wit:

11 That certain tract or parcel of land described as follows:
12 Beginning on the South side of the county road at a point which is West
13 526 feet and South 30 feet from the Northeast corner of Section 13 Town-
14 ship 39 South, Range 9 E.W.M.; thence following a drain ditch South 41°
15 39' West 760 feet, South 65°53' West 340 feet; South 32°45' West 1034
16 feet to a pumping plat sump, thence South 74°05' West 352 feet along
17 the North side of said sump to U.S.R.S. canal, thence up said U.S.R.S.
canal North 24°40' West 1030 feet to a fence on West line of the North-
east quarter of said Section 13; thence along said fence North 0°54'
West 737 feet to South line of county road; thence East 2155 feet along
South line of said road to place of beginning, containing 47.10 acres,
more or less, all in the Northeast quarter of Section 13 Township 39
South, Range 9 E.W.M.

18 Beginning 30 feet South and 30 feet West of the Northeast corner
19 of Section 13 Township 39 South, Range 9 E.W.M.; thence West 496 feet;
20 thence South 41°39' West 760 feet; thence South 65°53' West 340 feet;
21 thence South 32°45' West 1034 feet; thence North 72°23' East 291 feet;
22 thence South 89°17' East 50.5 feet; thence South 18°30' East 23.5 feet
23 to the Northerly line of pump discharge pipe; thence North 72°43' East
1617 feet, more or less, along the Northerly line of said pipe to the
West right of way line of the Dalles-California Highway; thence North
1005 feet along the West right of way line of said highway to the place
of beginning, containing 31.98 acres and being in the Northeast quarter
of said Section 13.

24 Beginning at a point on the West right of way line of the Klamath
25 Falls-Merrill Highway, which is 30 feet West and 1035 feet South from
the Northeast corner of Section 13 Township 39 South, Range 9 E.W.M.;
26 thence South 71°43' West 1617 feet along the Northerly edge of the
Enterprise Irrigation District discharge pipe line; thence North 18°30'
27 West 23.5 feet; thence North 89°17' West 50.5 feet; thence South 72°23'
West 291 feet; thence South 74°05' West to the Northeasterly right of
28 way line of the U.S.R.S. main canal; thence Southeasterly along the
right of way line of said canal to its intersection with the West right
29 of way line of said Klamath Falls-Merrill Highway; thence North 3116
feet, more or less, to the point of beginning, being a portion of the
30 East half of Section 13 Township 39 S., R. 9 E.W.M., and containing
69.5 acres, more or less.

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BANDON, BANDON
& BORDON
ATTORNEYS AT LAW
KLAMATH FALLS, ORE.

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R. H. E.
G. M. E. 42

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1 EXCEPTING the following described parcel of land now being used and
2 occupied by the Enterprise Irrigation District; Beginning at a point on
3 the West right of way line of the Klamath Falls-Merrill Highway, which is
4 30 feet West and 1035 feet South from the Northeast corner of Section 13
5 Township 39 S., R. 9 E.W.M.; thence South 71°43' West 1617 feet along
6 the Northerly edge of the enterprise Irrigation District discharge pipe
7 line; thence North 18°30' West 23.5 feet; thence North 89°17' West 50.5
8 feet; thence South 72°23' West 291 feet; thence South 74°05' West to
9 the Northeasterly right of way line of the U.S.R.S. Main canal; thence
10 Southeasterly along said canal right of way line a distance of 160 feet,
11 more or less; thence North 71°43' East 550 feet, more or less; thence
12 North 18°30' West 30.9 feet; thence North 71°43' East 1615 feet, more
13 or less, along a line parallel to and 20 feet distant from the Northerly
14 edge of the Enterprise Irrigation District discharge pipe line, to the
15 West right of way line of said Klamath Falls-Merrill Highway; thence North
16 to the point of beginning, being a parcel of land in the Northeast quarter
17 of Section 13, Township 39 S., R. 9 E.W.M., and containing 2.1 acres,
18 more or less.

11 ALSO EXCEPTING the following: Beginning at an iron pin located
12 West 30 feet South 269.8 feet from the Northeast corner of Section 13
13 Township 39 S., R. 9 E.W.M., said point lying on the West boundary
14 line of the Klamath Falls-Merrill Highway, thence South along said boundary
15 line a distance of 482.5 feet to an iron pin lying on the East side of
16 the Enterprise Irrigation Canal; thence Northwesterly, North and North-
17 easterly along said East bank to the point of beginning, containing 1.8
18 acres, more or less.

15 ALSO EXCEPTING the following: Beginning at an iron pin located
16 West 30 feet and South 752.3 feet from Northeast corner of Section 13
17 Township 39 S., R. 9 E.W.M., said point of beginning also lying on the
18 intersection of the East bank of the Enterprise Irrigation District
19 Canal and the West boundary line of the Klamath Falls-Merrill Highway,
20 thence South along said highway, a distance of 728.5 feet to an iron
21 pin lying on the Northeast bank of an irrigation lateral; thence North-
22 west along said bank to the Enterprise Irrigation Canal; thence North-
23 east along the East bank of the said Enterprise Irrigation Canal, to
24 the point of beginning, containing 2.4 acres, more or less.

21 ALSO EXCEPTING the following: A tract of land situated in the E ½
22 of E ¼ of Section 13 Township 39 S., R. 9 E.W.M., Klamath County, Oregon,
23 described as follows: Beginning at a fence corner located West 30.0 feet
24 and South 2370.8 feet from the Northeasterly corner of said Section 13;
25 said point being on the Westerly side or boundary of the Klamath Falls-
26 Merrill highway as now located (1960); thence Westerly along a fence
27 line a distance of 235 feet; thence Southerly along a fence line a dis-
28 tance of 280 feet; thence Easterly along a fence line a distance of 235
29 feet to the Westerly side or boundary of the Klamath Falls-Merrill high-
30 way; thence Northerly along the Westerly boundary of said highway a
31 distance of 280 feet, more or less, to the point of beginning, contain-
32 ing 1.51 acres, more or less.

27 ALSO EXCEPTING the following: A tract of land situated in the NE ¼
28 of Section 13 Township 39 S., R. 9 E.W.M., Klamath County, Oregon, more
29 particularly described as follows: Beginning at a point located South a
30 distance of 1035 feet, West a distance of 30 feet, and South 71°43' West
31 a distance of 196 feet from the Northeast corner of said Section 13,
32 thence South 71°43' West a distance of 1421 feet; thence North 18°30'
West a distance of 10.0 feet; thence North 71°43' East a distance of
1421 feet; thence South 18°30' East a distance of 10.0 feet, more or less,
to the point of beginning, containing 0.33 acres, more or less.

ALSO EXCEPTING the following: Beginning at a point on the Westerly
side of the Enterprise Irrigation District Canal, said point being South

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a distance of 1096.7 feet and South 80°44'30" West a distance of 194.0 feet from the Northeast corner of Section 13 Township 39 S., R. 9 E.W.M., in Klamath County, Oregon; thence South 80°44'30" West a distance of 53 feet; thence North 71°43' East a distance of 52.4 feet to the Westerly side of the Enterprise Irrigation District canal; thence South 18°17' East along the Westerly edge of said canal a distance of 8.3 feet, more or less, to the point of beginning.

ALSO EXCEPTING the following: A piece or parcel of land situate in the NE ¼ NE ¼ of Section 13 Township 39 S., R. 9 E.W.M., being a portion of that parcel conveyed on Page 578, Volume 339, of the deed records of Klamath County, Oregon) and being more particularly described as follows: Beginning at a point at the intersection of the Westerly right of way line of State Highway No. 39 and the apparent centerline of the Enterprise Irrigation District's Main Canal, as both highway and canal are presently located and constructed, and from which the monument marking the Northeast corner of Section 13 Twp. 39 S., R. 9 E.W.M. (as established by Recorded Survey No. 1018) bears East 30 feet and North 263 feet distant; thence North 89°37' West along the centerline of said canal 70.0 feet to a point thence North 0° 23' East 30.0 feet to a point; thence North 53°02' 10" East 87.35 feet to the Westerly right of way line of State Highway No. 39; thence South along said right of way line 83.0 feet, more or less, to the point of beginning; (After deducting the area occupied by the canal, the above description includes approximately 0.06 acres.)

SUBJECT TO: Acreage and use limitations under provisions of United States Statutes and regulations issued thereunder; inclusion in the Klamath Project and the Enterprise Irrigation District and the liens, assessments, laws, regulations, contracts, easements, and water and irrigation rights in connection therewith; Easements and rights of way of record and those apparent on the land, if any; and lease for substation site and ingress and egress therefrom, recorded July 12, 1960 in Vol. 322 at page 535 of Klamath County, Oregon Deed Records.

The true and acutal consideration for this transfer is \$82,600.00.

TO HAVE AND TO HOLD the said premises with their appurtenances unto the grantees, their heirs, successors and assigns as hereinabove set forth forever.

IN WITNESS WHEREOF, Grantors have hereunto set their hands and seals this 1st day of March, 1971.

Raymond H. Engelcke (SEAL)
Raymond H. Engelcke
Gene Mary Engelcke (SEAL)
Gene Mary Engelcke

STATE OF OREGON)
County of Klamath) ss March 18 1971

Personally appeared the above named Raymond H. Engelcke and Gene Mary Engelcke, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me
My Commission Expires: *October 3, 1972*
William H. Hargis
Notary Public for Oregon

SANDS, SANDS
& BORDEN
ATTORNEYS AT LAW
KLAMATH FALLS, ORE.

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STATE OF OREGON, }
County of Klamath } ss.

Filed for record at request of:
KLAMATH COUNTY TITLE CO
on this 2nd day of APRIL A. D., 19 71
at 4:09 o'clock P. M. and duly
recorded in Vol. M 71 of DEEDS
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WM. D. MILNE, County Clerk
By *Harold Craig*
Fee \$6.00 Deputy.