

50324

W. M. 71-2800

THIS INDENTURE WITNESSETH, that WARREN C. BENNET and FRANCES R. BENNET, husband and wife, hereinafter known as Grantors, for the consideration herein-after recited, have bargained and sold, and by these presents do grant, bargain, sell and convey unto LARRY C. HEATON and PAMALA HEATON, husband and wife, hereinafter known as Grantees, the following described premises situated in Klamath County, Oregon, to-wit:

PARCEL 1: A parcel of land situate in the NW $\frac{1}{4}$  of Section 25, Township 38 South, Range 8 East of the Willamette Meridian, more particularly described as follows: Beginning at an iron pin on the South line of said NW $\frac{1}{4}$  of said Section 25, said point being East a distance of 485 feet from the Southwest corner of said NW $\frac{1}{4}$  of said Section 25, and said point being at the Southwest corner of that tract of land described as Parcel No. 3 in Deed Volume 322, page 186, Klamath County Deed Records, thence North 03 degrees 13'51" West 300.4 feet to an iron pin on the Southerly boundary of Lakeshore Drive, which iron pin is immediately East of the existing fence and adjoins the same, and which said fence, and said fence if extended, lies along the first course of this description; thence Easterly along the Southerly boundary of Lakeshore Drive a distance of 114.96 feet to a one-half inch iron pin on the Southerly boundary of Lakeshore Drive; thence South 23 degrees 37'16" East a distance of 153.34 feet to an iron pin; thence South 70 degrees 35' West 128.19 feet to an iron pin; thence South 05 degrees 27' East 121.45 feet to the South line of said NW $\frac{1}{4}$  of said Section 25; thence West 50 feet along said South line to the point of beginning.

AND TOGETHER WITH AND SUBJECT TO rights in and liabilities of an agreement dated July 17, 1968 with reference to a water well situate on adjoining property wherein Wilbur D. Throop and Beverly J. Throop, husband and wife, are First Parties, Warren C. Bennet and Frances R. Bennet, husband and wife, are Second Parties, and C. F. O'Loughlin and Mary E. O'Loughlin, husband and wife, are Third Parties.

PARCEL 2: Beginning at a point on the North side of Rock Creek Highway which point is the following courses and distances from the Southwest corner of the NW $\frac{1}{4}$  of Section 25, Township 38 South, Range 8 East of Willamette Meridian, to-wit: East 245 feet; North 336 feet; North 21 degrees 45' East 56.5 feet; South 70 degrees 33' East 57.0 feet; South 85 degrees 24' East 123.8 feet; and North 89 degrees 47' East 61.8 feet to the point of beginning of the property to be described; thence North 87 degrees 8' East 84.2 feet along the North side of said road; thence North to the Upper Klamath Lake; thence Northwesterly along Upper Klamath Lake to a point bearing North 5 degrees 35' East from the point of beginning; thence South 5 degrees 35' West to the point of beginning and being a part of NW $\frac{1}{4}$  of said Section 25.

PARCEL 3: Beginning at a point on the North side of the Rock Creek Road which point is the following courses and distances from the Southwest corner of the NW $\frac{1}{4}$  of Section 25, Township 38 South, Range 8 East of the Willamette Meridian, to-wit: East 245 feet; North 336 feet; North 21 degrees 48' East 56.5 feet; South 70 degrees 33' East 57.0 feet; South 85 degrees 24' East 123.8 feet; North 89 degrees 47' East 30.9 feet to the said point of beginning of the property to be described; thence North 89 degrees 47' East 30.9 feet; thence North 5 degrees 35' East to the Upper Klamath Lake; thence Westerly along the Upper Klamath Lake to a point which is North 11 degrees 0' East from the point of beginning; thence South 11 degrees 0' West to the point of beginning.

SUBJECT TO easements, restrictions and agreements heretofore granted to the California Oregon Company, a corporation, and to 1968-69 taxes, now a lien but not yet payable.

Page 1 - Warranty Deed.

HANSON, HANSON  
& HANSON  
ATTORNEYS AT LAW  
KLAMATH FALLS, ORE.



2801

The true and actual consideration for this transfer is \$9,250.00.

TO HAVE AND TO HOLD the said premises with their appurtenances unto the said Grantees as an estate by the entirety. And the said Grantors do hereby covenant to and with the said Grantees, and their assigns, that they are the owners in fee simple of said premises; that they are free from all encumbrances, except those above set forth, and that they will warrant and defend the same from all lawful claims whatsoever, except those above set forth.

IN WITNESS WHEREOF, they have hereunto set their hands and seals this 19th day of July, 1968.

*Warren C. Bennet* (SEAL)

*Frances R. Bennet* (SEAL)

STATE OF OREGON )  
County of Klamath ) ss.

July 25, 1968.

Personally appeared the within named Warren C. Bennet and Frances R. Bennet, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

*William G. ...*  
NOTARY PUBLIC FOR OREGON.

My Commission expires: 11/20/72

STATE OF OREGON,  
County of Klamath  
Filed for record at request of

Larry C. Heaton  
on this 5th day of April A.D. 1971  
at 1:10 o'clock P.M. and is  
recorded in Vol. M 71 of Deeds  
Page 2800  
Wm D. MILNE, County Clerk  
By *Alice C. ...* Deputy  
Fee \$3.00