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3360

KNOW ALL MEN BY THESE PRESENTS, That Harold A. Ricks, aka Harold Albert Ricks and Crystal Ricks, husband and wife

in consideration of -----TEN AND NO/100 (\$10.00)----- Dollars,

to them paid by Betty Mae Mitchell

do hereby grant, bargain, sell and convey unto said

heirs and assigns, all the following real property, with the tenements, hereditaments and appurtenances situated in the County of Klamath and State of Oregon, bounded and described as follows, to-wit:

A tract of land situated in that portion of the SE 1/4 NE 1/4 of Sec 3 Twp 36 S.R. 6 E.W.M., which lies North of Harriman Creek and which is more particularly described as follows: Commencing at the Northeast corner of the SE 1/4 NE 1/4 of said Sec 3; thence West along the North line of said SE 1/4 NE 1/4 of said Sec 3 a distance of 200 feet to the Northwest corner of the tract of land conveyed to C.T. Darley by deed recorded in Vol 286 at page 549 of Klamath County, Oregon Deed Records; thence South 1°09' West along the West line of said Darley tract a distance of 241.0 feet, more or less, to an iron pipe; thence South 43°37' West a distance of 328.1 feet to an iron pin located on the bank of Harriman Creek, which said pin is the true point of beginning; starting at the true point of beginning, thence South 77°32' West on said North bank 80.1 feet; thence North 4°24' West 97.5 feet to the center line of a 20 foot width roadway; thence North 78°29' East on said road center line 54.2 feet; thence South 19°44' East 96.4 feet to the true point of beginning.

SUBJECT TO: Agreement, including the terms and provisions thereof, between Herbert Fleishhacker and May Belle Fleishhacker, husband and wife, and The California Oregon Power Company, a corporation, dated January 25, 1924, recorded February 15, 1924, Deed Vol 63, page 460, records of Klamath County, Oregon, relative to raising and/or lowering of the waters of Upper Klamath Lake between the elevations of 4137 and 4143.3 feet above sea level; agreement, including the terms and provisions thereof, between Gus G. Johnson and Olive M. Johnson, husband and wife, first parties, and Raymond W. Sykes, second party, dated October 27, 1952, recorded December 19, 1952, Deed Vol 258, page 287, and as corrected by agreement between Olive M. Johnson and William K. Johnson, dated November 30, 1955, recorded December 27, 1955, Deed Vol 280, page 147, records of Klamath County, Oregon; right of way for transmission line, including the terms and provisions thereof, given by William K. Johnson and Vivian N. Johnson, husband and wife, to The California Oregon Power Company, a California Corporation, dated November 1, 1955, recorded November 8, 1955, Vol 279 of Deeds, page 97, records of Klamath County, Oregon; reservations and restrictions contained in deed from William K. Johnson and Vivian N. Johnson, husband and wife, to Harold A. Ricks and Dorothy E. Ricks, husband and wife, dated February 21, 1962, recorded March 5, 1962, Vol. 336, page 45, records of Klamath County, Oregon, as follows: "Subject to...roadway hereinbefore mentioned and subject to an easement for utilities five feet wide across the premises herein conveyed, said easement to be bounded on the North by the Southern line of said roadway; and also to the following building and use restrictions, which grantees, their heirs, grantees and assigns covenants and agree to observe and comply with, and which shall run with and bind the land herein conveyed for the benefit of the lands in Sec 3 (*) To Have and to Hold, the above described and granted premises unto the said

BETTY MAE MITCHELL, her

heirs and assigns forever.

And HAROLD A RICKS and CRYSTAL RICKS, husband and wife,

above named do covenant to and with the above named grantee, her heirs and assigns that they are lawfully seized in fee simple of the above granted premises, that the above granted premises are free from all encumbrances, except as shown above

and that they will and their heirs, executors and administrators, shall warrant and forever defend the above granted premises, and every part and parcel thereof, against the lawful claims and demands of all persons whomsoever,

Witness our hands and seal this

day of September, 1967.

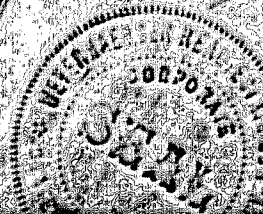
(*) Twp 36 S., R6, EWM, retained by the grantors and for the benefit of each and every part and parcel of said lands.

(SEAL)

(SEAL)

(SEAL)

(SEAL)

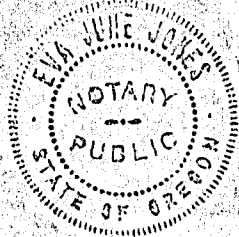


STATE OF OREGON,

County of Klamath

ss.

BE IT REMEMBERED, That on this 24th day of September, 1967, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named HAROLD A RICKS, aka HAROLD ALFRED RICKS and CRYSTAL RICKS, husband and wife, known to me to be the identical individuals described in and who executed the within instrument and acknowledged to me that they executed the same freely and voluntarily.



IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

Eva June Jones
Notary Public for Oregon.
My Commission expires June 14, 1970

WARRANTY DEED

(FORM No. 703)

STEVENS-HISE LAW PUB. CO., PORTLAND, ORE.

STATE OF OREGON,

County of Klamath

ss.

I certify that the within instrument was received for record on the 19th day of April, 1971, at 1:23 o'clock P M., and recorded in book M 71 on page 3360, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Edna D. Milns

County Clerk-Recorder.

By *Edna D. Milns*

Fee \$3.00

WHEN RECORDED RETURN TO

Marge Ruger

Box 75 G, Harriwan Route

Klamath Falls, Oregon

