

WARRANTY DEED

This Indenture Witnesseth, THAT WILMA LEE PROEBSTEL and CARL I. PROEBSTEL,

hereinafter known as grantors for the consideration hereinafter recited,
have bargained and sold, and by these presents do grant, bargain, sell and convey unto

TOD E. McCLASKEY and EDWARD H. PIETZ,

their heirs and assigns, the following described premises, situated in Klamath County,

Oregon, to-wit: All that portion of the NW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 3, Township 39 S., R. 9 , E.W.M., described as follows: Beginning at an iron pipe on the South side of the County road, said iron pipe being South 80°45' West 290.3 feet and West 383.9 feet from the Northeast corner of the NW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 3; thence East 50 feet to a point 5.0 feet East of the West side of the concrete driveway; thence South along the center of a common driveway 10 feet wide, 130 feet; thence South 252 feet to the O.C.&E. Railway right of way; thence North 67°15' West along said right of way line 54.2 feet to an iron pipe; thence North 67°15' West 13.8 feet; thence North 226 feet; thence North along the center of a common driveway 20 feet wide, 130 feet to the South side of the County road; thence East 12.0 feet to the point of beginning; SAVING AND EXCEPTING, a strip of land 12 feet wide across the road frontage included in the additional right of way taken by the State Highway containing .52 acres of land, more or less.

SUBJECT TO: Liens and assessments of Klamath Project and Klamath Irrigation District, and regulations, easements, contracts, water and irrigation rights in connection therewith; Rules, regulations, liens and assessments of South Suburban Sanitary District; Right of way for pole line, including the terms and provisions thereof, to California Oregon Power Co. by instrument recorded August 25, 1941, Deed Vol. 140, page 475, records of Klamath County, Oregon; Reservations and restrictions contained in deed recorded Nov. 22, 1944, Deed Vol. 171, page 7, Records of Klamath County, Oregon; Easement for water mains, including the terms and provisions thereof, to The California Oregon Power Co. recorded May 20, 1946, Deed Vol. 189, page 169, records of Klamath County, Oregon.

TO HAVE AND TO HOLD the said premises with their appurtenances unto the said Tod E. McClaskey as tenant in common as to an undivided one-half interest, and unto the said Edward H. Pietz as tenant in common as to an undivided one-half interest, their heirs and assigns forever.

The true and actual consideration for this transfer is \$ 22,000.00 being

The foregoing recitation of consideration is true as I verily believe.

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~~TO HAVE AND TO HOLD~~ ~~He~~ ~~his~~ ~~heirs~~ ~~with~~ ~~their~~ ~~heirs~~ ~~unto~~ ~~him~~ ~~his~~ ~~heirs~~
~~here~~ ~~and~~ ~~there~~ ~~to~~ ~~have~~ ~~And~~ the said grantor s do hereby covenant to and with the said
grantee s, **their** heirs and assigns, that **they are** the owner sin fee simple of said premises;
that they are free from all incumbrances, **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 ha ve hereunto set their hands and seals
this 18th day of May, 1971

... (SEAL)

... (SEAL)

STATE OF OREGON, County of Klamath ss. May 18, 1971
Wilma Lee Proebstel and Carl I. Proebstel,

PERSONALLY appeared the above named Wilma Lee Proebstel and Carl I. Proebstel,

and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Notary Public for Oregon.
My commission expires.....

STATE OF OREGON.

County ofKlamath

I certify that the within instrument was received for record on the 1 day of June, 1971, at 4:24 o'clock P.M., and recorded in book M-71 on page 5239 Record of Deeds of said County.

Witness my hand and seal of County affixed.

By Wm. D. Milne County Clerk—Recorder
George B. Baker Deputy
Fee 1.50

Return
Klamath County Title Co.
P.O. Box 151
Klamath Falls, Oregon
97601