

WARRANTY DEED

This Indenture Witnesseth, THAT JOHANN L. UHEREK and ANNELY T. UHEREK,

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 a point on the South side of the county road which is South 80 deg. 45' West 290.3 feet and West 395.8 feet from the Northeast corner of NW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 3; thence South along the center of a common driveway 20 feet wide, 130 feet; thence South 226 feet to the O.C. & E. Railway right of way; thence North 67 deg. 15' West along the right of way line 41.9 feet; thence North 29 deg. West along the East side of the U.S.R.S. Drain ditch 1-C, 66.5 feet; thence North 150 feet; thence North along the center of a concrete common driveway 10 feet wide, 130 feet to the South side of the County Road; thence East 72 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 transmission line in instrument recorded August 25, 1941, Deed Vol. 140, page 475, records of Klamath County, Oregon; Reservations and restrictions in instrument recorded Oct. 2, 1944, Deed Vol. 169, page 402, records of Klamath County, Oregon; Easement for water main in instrument recorded May 20, 1946, Deed Vol. 189, page 167, records of Klamath County, Oregon; Easements and rights of way of record and those apparent on the land, if any.

The true and actual consideration for this transfer is \$ 25,560.00. *Noted*

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

TO HAVE AND TO HOLD the said premises with their appurtenances unto the said grantee their heirs and assigns forever. And the said grantors do hereby covenant to and with the said grantees, their heirs and assigns, that they are the owners in fee simple of said premises; that they are free from all incumbrances, except as above set out; and that they will warrant and defend the same from all lawful claims whatsoever, except those above set forth.

IN WITNESS WHEREOF, grantors have hereunto set their hand s and seal s this 14 day of May 19 71.

(SEAL)

(SEAL)

(SEAL)

(SEAL)

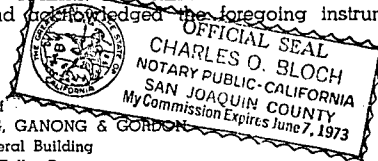
CALIFORNIA
STATE OF OREGON, County of San Joaquin) ss. May 17, 19 71.

Personally appeared the above named

JOHANN L. UHEREK and ANNELY T. UHEREK

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

From Office of
GANONG, GANONG & GORDON
First Federal Building
Klamath Falls, Oregon



Before me:

Charles O. Bloch
Notary Public for California
My commission expires June 7, 1973

STATE OF OREGON,

ss.

County of Klamath
I certify that the within instrument was received for record on the 1 day of June, 19 71, at 4:25 o'clock P.M., and recorded in book M-71 on page 5240 Record of Deeds of said County.

Witness my hand and seal of County affixed.

Wm. D. Milne

By *Pauline Becker* County Clerk-Recorder.

Fee 1.50 Deputy

Return

Klamath County Title Co.
P.O. Box 151

Klamath Falls, Oregon

97601