

52478

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A-20984

JUN 2 4 25 PM 1971

1 THIS INDENTURE WITNESSETH, that ORVILLE W. HALL and JACK HALL, hereinafter
 2 known as Grantors, for the consideration hereinafter recited, have bargained
 3 and sold, and by these presents do grant, bargain, sell and convey unto TOD E.
 4 McCLASKEY and EDWARD H. PIETZ, their heirs and assigns, the following described
 5 premises, situated in Klamath County, Oregon, to-wit:

6 All that portion of the NW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 3, Township 39 South, Range 9,
 7 E.W.M., described as follows: Beginning at a point on the South side of
 8 the County Road which is South 80°45' West 290.3 feet and West 283.8 feet
 9 from the Northeast corner of the NW $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section 3; thence South
 10 402.9 feet to the O.C.&E. Railway right of way; thence North 67°15' West
 11 along said right of way line 54.2 feet; thence North 252 feet; thence
 12 North along the center of a common concrete driveway 10 feet wide, to the
 13 South side of the County Road at a point 5.2 feet East of the West side of
 14 said concrete driveway; thence East 50 feet to the point of beginning;
 15 SAVING AND EXCEPTING a strip of land 12 feet in width across the road
 16 frontage included in the additional right of way taken by the State High-
 17 way.

18 SUBJECT TO: Liens and assessments of Klamath Project and Klamath Irri-
 19 gation District, and regulations, easements, contracts, water and irriga-
 20 tion rights in connection therewith; Rules, regulations, liens and assess-
 21 ments of South Suburban Sanitary District; Right of way for transmission
 22 line, including the terms and provisions thereof, to California Oregon
 23 Power Co., recorded August 25, 1941, Deed Vol. 140, page 475, records of
 24 Klamath County, Oregon; Reservations and restrictions contained in Deed
 25 recorded Oct. 2, 1944, Deed Vol. 169, page 399, records of Klamath County,
 26 Oregon; Easement for water main, including the terms and provisions there-
 27 of, to The California Oregon Power Co., recorded May 20, 1946, Deed Vol.
 28 189, page 158, records of Klamath County, Oregon.

29 The true and actual consideration for this transfer is \$18,000.00.

30 TO HAVE AND TO HOLD the said premises with their appurtenances unto the
 31 said Tod E. McClaskey as tenant in common as to an undivided one-half interest,
 32 and unto the said Edward H. Pietz as tenant in common as to an undivided one-
 half interest, their heirs and assigns forever. And the said grantors do here-
 by 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 in-
 cumbrances, 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 18th
 day of May, 1971.

Orville W. Hall (SEAL)
 Orville W. Hall

Jack Hall (SEAL)
 Jack Hall

GANONG, GANONG
 & GORDON
 ATTORNEYS AT LAW
 KLAMATH FALLS, ORE.

Warranty Deed - Page 1.

69

WARREN
 This

5862

1 STATE OF OREGON)
2 County of Klamath) SS
3 Personally appeared the above named Orville W. Hall and acknowledged the
4 foregoing instrument to be his voluntary act and deed.
5 Before me:
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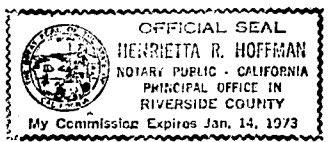
May 18, 1971
E. Willard
Notary Public for Oregon
My Commission Expires: 5/19/73

(SEAL)

STATE OF CALIFORNIA)
County of Riverside) SS
Personally appeared the above named Jack Hall and acknowledged the fore-
going instrument to be his voluntary act and deed.
Before me:

(SEAL)

My Commission Expires: 1/14/73



STATE OF OREGON, }
County of Klamath } ss.

Filed for record at request of:
Klamath County Title Co.

on this 1 day of June A. D., 19 71
at 4:25 o'clock P. M. and duly
recorded in Vol. M-71 of deeds
Page 5241

WM. D. MILNE, County Clerk
Fee 3.00 By *Chap. Bink* Deputy.

Return
Klamath County Title Co
P. O. Box 151
Klamath Falls, Oregon
97601
Warranty Deed - Page 2.