

M7 0.885

KNOW ALL MEN BY THESE PRESENTS, That HUGH W. WHIPPLE and OMA WHIPPLE,

husband and wife, hereinafter called the grantor, for the consideration hereinafter stated,
 to grantor paid by BOY N. COLLIER, JR., and RAMONA F. COLLIER, husband and
 wife, hereinafter called the grantee,
 does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that
 certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining,
 situated in the County of Klamath and State of Oregon, described as follows, to-wit:

All of the NW 1/4 SW 1/4 of Section 23, Township 39 South, Range 11 1/2 E.W.M., TOGETHER WITH, but reserving unto Grantors a perpetual easement for road and utility purposes, that part of the Southerly 30 feet of the NE 1/4 SE 1/4, Section 22, Township 39 South, Range 11 1/2 E.W.M., lying Easterly of the North Poe Valley Road.

RESERVING, however, in Grantors a 12 foot perpetual easement for roadway and utility purposes over that part of the NW 1/4 SW 1/4, Section 23, Township 39 South, Range 11 1/2 E.W.M., Klamath County, Oregon, lying within the boundaries of the following described parcel: Beginning at a point that is 30 feet North of the SE corner of said NW 1/4 SW 1/4, thence Westerly, parallel to and 30 feet distant from the South line of said NW 1/4 SW 1/4 a distance of 668 feet, thence Northwesterly 200 feet to a point that is 50 feet North of the South line of said NW 1/4 SW 1/4, thence due South 20 feet, thence Easterly parallel to and 30 feet distant from the South line of said NW 1/4 SW 1/4 452 feet more or less to a point on the West line of said NW 1/4 SW 1/4 that is 30 feet North of the SW corner of said NW 1/4 SW 1/4, thence South 30 feet, thence Easterly along the South line of said NW 1/4 SW 1/4 to the SE corner of said NW 1/4 SW 1/4, thence North 30 feet to the point of beginning.

The parties herein, their successors and assigns agree to share equally the costs of maintenance of the portions of the above mentioned easements benefitting them.

SUBJECT TO: 1971-72 real property taxes which are now a lien, but not yet payable, and all future real property taxes and assessments; contracts, liens, assessments, water rights, proceedings, taxes and assessments relating to the Klamath Basin Improvement District, and all rights of way for roads, ditches, canals, and conduits, if any there may be; terms and provisions of that certain instrument recorded July 24, 1970, in Volume M-70 at page 6187 as "Notice to persons intending to Plat Lands within the Klamath Basin Improvement District"; rights of the public in and to any portion of said premises lying within the limits of roads and highways.

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.
 And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances, except as above set forth,

and that grantor will warrant and forever defend the above granted premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 42,000.00 .

Witness my hand and seal of office this 28 day of September, 1971.

In construing this deed and where the context so requires, the singular includes the plural.

WITNESS grantor's hand this 28 day of September, 1971.

Hugh W. Whipple
Oma Whipple

STATE OF OREGON.

County of Klamath

ss.

0386

BE IT REMEMBERED, That on this day of September 28, 1971, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named HUGH W. WHIPPLE and OMA WHIPPLE, husband and wife, known to me to be the identical individual 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.

TERRENCE E. JENNESS
NOTARY PUBLIC-OREGON
My Commission Expires

Terrence E. Jenness
Notary Public for Oregon.
My Commission expires 7-21-75

WARRANTY DEED

(FORM No. 701)

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

STATE OF OREGON.

County of Klamath

ss.

I certify that the within instrument was received for record on the 30 day of Sept., 1971, at 3:30 o'clock P.M., and recorded in book M71 on page 10385 Record of Deeds of said County.

Witness my hand and seal of County affixed.

Wm. D. Milne

County Clerk

By *Boyd N. Collier Jr.* Deputy

Boyd N. Collier Jr.,
1725 Modoc
Klamath Falls, Ore

Title.
AFTER RECORDING RETURN TO