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THIS INDENTURE WITNESSETH, that RAYMOND F. BATTY and J. HARRIET BATTY, husband and wife, Grantors, for the consideration hereafter stated have bargained and sold and by these presents do grant, bargain, sell and convey unto HAROLD M. MALLORY and CHRISTINE W. MALLORY, husband and wife, Grantees, the following described premises situated in Klamath County, Oregon, to-wit:

A tract of land situated in the South-half Northeast-quarter and North-half Southeast-quarter of Section 9, Twp. 39 S., R. 10, E.W.M., Klamath County, Oregon, more particularly described as follows:

PARCEL 1: Beginning at a point on the East line of Section 9, Twp. 39 S., R. 10, E.W.M., Klamath County, Oregon, which bears North 0°08' East a distance of 30.0 feet from the East quarter-corner of said Section; thence continuing North 0°08' East along the East line of said Section, a distance of 638.25 feet to an iron pin; thence North 89°58' West a distance of 2085.95 feet, more or less, to an iron pin on the East right of way line of the County Road known as Pine Grove Road; thence South 0°31'30" East along the East line of said road, a distance of 622.0 feet; thence along a 5°49' curve to the right a distance of 14.3 feet to an iron pin; thence South 89°55' East a distance of 530.0 feet to the Southwest corner of parcel conveyed to Arthur W. Reed, et ux, by deed Vol. 361, page 196; thence North 0°08' East along the West line of said parcel, a distance of 225.0 feet to the Northwest corner thereof; thence South 89°55' East along the North line of said parcel, a distance of 225.0 feet to the Northeast corner thereof; thence South 0°08' West along the East line of said parcel, a distance of 225.0 feet to a point on the North line of that certain 60 foot parcel conveyed as roadway and utility easement in Vol. M66, page 3788, records of Klamath County, Oregon; thence South 89°55' East along said North line, a distance of 60.0 feet to a point; thence North 0°08' East a distance of 150.0 feet to a point; thence South 89°55' East a distance of 300.0 feet to the Northeast corner of that certain parcel conveyed to George Mallory Baker, Jr., et ux, by Deed, Vol. M67, page 1403, records of Klamath County, Oregon; thence South 0°08' West along the East line of last mentioned parcel, a distance of 150.0 feet; thence South 89°55' East a distance of 963.7 feet, more or less, to the point of beginning

PARCEL 2: Beginning at a point which bears South 0°08' West a distance of 30.0 feet and North 89°55' West a distance of 268.71 feet from the East quarter-corner of Section 9, Twp. 39 S., R. 10, E.W.M., Klamath County, Oregon; thence South 0°08' West a distance of 192.02 feet to the Northeast corner of that certain parcel of land conveyed to John Mullendore, et ux, by Vol. M67, page 170, records of Klamath County, Oregon; thence North 89°55' West along the North line of said parcel, a distance of 226.0 feet to the Northwest corner thereof; thence South 0°08' West along the West line of said parcel a distance of 193.0 feet to the Southwest corner of said parcel; thence South 89°55' East along the South line of said parcel, a distance of 226.0 feet to the Southeast corner thereof; thence South 0°08' West a distance of 193.0 feet to the North line of that certain 60.0 foot parcel conveyed for roadway and utility purposes in Deed Vol. 309, page 229; thence North 89°52' West along the North line of said parcel, a distance of 393.09 feet to the Southeast corner of parcel of land conveyed to Robert W. Rock by Deed Vol. 346, page 558; thence North 0°08' East a distance of 577.06 feet to an iron pin; thence South 89°55' East a distance of 393.09 feet, more or less, to the point of beginning.

SAVING, EXCEPTING and RESERVING unto Grantors, their heirs, grantees and assigns, and for the benefit of Ethelda Croft, her heirs, grantees and assigns, the non-exclusive easement in and to the existing water supply and well, more particularly described in Agreement dated March 12, 1968,

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ATTORNEYS AT LAW
KLAMATH FALLS, ORE.

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and recorded March 20, 1968, in Deed Vol. M68 at page 2187 of Microfilm Records of Klamath County, Oregon, and in and to the mains connecting said well for the purpose of conducting water for domestic purposes to the following described real property, and each and every part and parcel thereof as the same now exists or may hereafter be subdivided:

Beginning at a point on the East line of Section 9, Twp. 39 S., R. 10 E.W.M., Klamath County, Oregon, which is South 0°08' West a distance of 608.25 feet from the East one-fourth corner of said Section 9; thence North 89°52' West at right angles to said East line a distance of 208.71 feet; thence North 0°08' East parallel with the East line of said Section 9 a distance of 578.07 feet; thence South 89°55' East a distance of 208.71 feet to the East line of said Section 9; thence South 0°08' West along the East line of Section 9 a distance of 578.07 feet, more or less, to the point of beginning.

But giving and granting unto the Grantees, their heirs, grantees and assigns, a like, non-exclusive easement to be forever appurtenant to and for the benefit of lands herein sold to the Grantors, but subject to all of the terms, provisions and conditions of said Agreement which Grantees, their heirs, grantees and assigns covenant and agree to observe and perform.

TOGETHER WITH a non-exclusive easement to be appurtenant to and for ingress and egress to and from the land herein sold and for each and every part and parcel thereof as the same now is or may hereafter be subdivided said easement to include necessary utilities both present and future and the construction and maintenance of same, said easement being a strip of land 60 feet in width being 30 feet in width on each side of measured at right angles to the following described center line, to-wit:

Beginning at the 5/8th inch iron pin marking the East one-fourth corner of Section 9, Twp. 39 S., R. 10, E.W.M., Klamath County, Oregon; thence North 89°55' West along the East-West center line of said Section 9 a distance of 2088.5 feet, more or less, to the Easterly right of way line of the County Road known as the Pine Grove Road.

TOGETHER WITH a non-exclusive easement to be appurtenant to and for ingress and egress to and from the land herein sold and for each and every part and parcel thereof as the same now is or may hereafter be subdivided said easement to include necessary utilities both present and future and the construction and maintenance of same, said easement being a strip of land 60 feet in width and being more particularly described as follows:

Beginning at an iron pin on the East line of Section 9, Twp. 39 S., R. 10 E.W.M., Klamath County, Oregon, which pin is South 0°08' West a distance of 668.25 feet from the East quarter-corner of said Section 9; thence North 89°52' West a distance of 2304.5 feet, more or less, to an iron pin on the Southeast right of way line of the County Road known as the Pine Grove Road; thence North 24°51' East along said Southeasterly right of way line of said County Road a distance of 66.1 feet; thence South 89°52' East a distance of 2276.9 feet to the East boundary of said Section 9; thence South 0°08' West along said East boundary line to the point of beginning.

TOGETHER WITH a non-exclusive easement to be appurtenant to and for ingress and egress to and from the land herein sold and for each and every part and parcel thereof as the same now is or may hereafter be subdivided said easement to include necessary utilities both present and future and the construction and maintenance of same. Said easement being a strip of land 60 feet in width in the NE 1/4 of Section 9, Twp. 39 S., R. 10, E.W.M., Klamath County, Oregon, more particularly described as follows:

Beginning at a one-half inch iron pin which is South 00°08' West a distance of 30.00 feet and North 89°55' West a distance of 208.71 feet from the East one-fourth corner of said Section 9; thence, South 00°08' West parallel with the East line of said Section 9 a distance of 578.07 feet;

thence, North 89°52' West a distance of 60.00 feet; thence, North 00°08' East parallel with the East line of said Section 9 a distance of 578.02 feet; thence, South 89°55' East a distance of 60.00 feet to the point of beginning.

TOGETHER WITH a non-exclusive easement for the construction and maintenance of necessary utilities, present and future, to service owners of land, said easement to provide ingress and egress for said construction and maintenance on a strip of land 16 feet in width, in the NE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 9, Twp. 39 S., R. 10, E.W.M., Klamath County, Oregon, more particularly described as follows:

Beginning at a point which is South 00°08' West a distance of 30.00 feet and North 89°55' West a distance of 486.71 feet from the East one-fourth corner of said Section 9; thence, South 00°08' West a distance of 577.83 feet; thence, North 89°52' West a distance of 16.00 feet; thence, North 00°08' East a distance of 577.81 feet; thence, South 89°55' East a distance of 16.00 feet to the point of beginning.

SUBJECT TO: Acreage and use limitations under provisions of United States Statutes and regulations issued thereunder, and to easements and rights of way of record and those apparent on the land, if any there may be.

TOGETHER WITH the 20 and 25 H.P. Pumps and the complete Sprinkler System on the premises herein sold including the cross sprinkler lines.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 33,870.00.

TO HAVE AND TO HOLD the said premises with their appurtenances unto the said Grantees as an estate by the entirety. And the said Grantors do hereby covenant to and with the said Grantees, and their assigns, that they are the owners in 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, 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 30th day of April, 1969.

Raymond F. Batty (SEAL)
Raymond F. Batty

J. Harriet Batty (SEAL)
J. Harriet Batty

STATE OF OREGON)
County of Klamath) SS

Personally appeared the above named Raymond F. Batty and J. Harriet Batty, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

William S. Markham
Notary Public for Oregon

(SEAL)

My Commission Expires: February 19, 1973

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& GORDON
ATTORNEYS AT LAW
KLAMATH FALLS, ORE.

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STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Harold M. Mallory
this 27th day of January A. D. 19 72 at 2:06 o'clock P.M., and duly recorded in
Vol. M 72 of Deeds on Page 1070

Fee \$ 6.00

WM. D. MILNE, County Clerk

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By

Carol Miller