

61793

Vol. 772 Page 2295

WARRANTY DEED

MAR 2 3 25 PM 1972

KNOW ALL MEN BY THESE PRESENTS, That LARRY D. DEARING and NELLIE M. DEARING, husband and wife, hereinafter called the Grantors, for the consideration hereinafter stated, to them paid by RUTH ANN PATTON, hereinafter called the Grantee, do 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:

A piece or parcel of land situate in the Northeast Quarter of the Northeast Quarter (NE $\frac{1}{4}$ NE $\frac{1}{4}$) of Sec. 22, Twp. 39 S., R. 10 E. W. M., and being more particularly described as follows:

Beginning at an iron pin established by Lyle C. Smith, R. L. S. N. 290 on May 10, 1952, as the Southeast corner of that parcel of land deeded in Vol. 299 at page 399 of Deed Records of Klamath County, Oregon; thence North 89° 39' West along the Southerly boundary of said parcel of land, according to existing monuments established therefore, 1362.2 feet to an iron pipe on the Easterly right-of-way boundary of the County Road as the same is presently located and constructed; thence North 21° 04' East along the Easterly right-of-way boundary of the said County Road 553.2 feet to an iron pipe; thence South 89° 39' East 1163.3 feet to an iron pipe; thence South 517.3 feet, more or less, to the point of beginning.

SUBJECT TO:

1. Reservations, restrictions, easements, rights-of-way of record and those apparent on the land.
2. Acreage and use limitations under provisions of United States Statutes and regulations issued thereunder.
3. Liens and assessments of Klamath Project and Klamath Irrigation District, and regulations, easements, contracts, water and irrigation rights in connection therewith.

4. Right of Way for Road conveyed by Sue R. and H. A. O'Brien, husband and wife, to Klamath County, Oregon, by Deed dated April 28, 1949, recorded April 28, 1949, on page 490 of Vol. 230 of Deeds, records of Klamath County, Oregon.

5. Reservations and restrictions contained in deed from Emma L. Kinney to Wilbur A. Lewis and Hazel L. Lewis, husband and wife, dated September 27, 1961, recorded September 27, 1961, in Vol. 332 page 564, Deed records of Klamath County, Oregon, as follows: "Excepting, Saving, and Reserving unto the Grantor, her heirs and assigns, an undivided one-half of all mineral rights and an undivided one-half of all rights to the steam upon said property, with the right of ingress and egress for the purpose of utilizing said reserved rights."

6. Heat, Fluid, and Mineral Lease, including the terms and provisions thereof, given by Emma L. Kinney to W. J. McAulay, dated April 25, 1961, recorded October 10, 1962, in Vol. 340 page 591, Deed Records of Klamath County, Oregon.

7. Mortgage, including the terms and provisions thereof, given by Larry D. Dearing and Nellie M. Dearing, husband and wife, to First Federal Savings and Loan Association of Klamath Falls, a Federal Corporation, dated December 9, 1968, recorded December 10, 1968, in Mortgage Vol. M68 page 10724, Microfilm records of Klamath County, Oregon, to secure the payment of \$20,500.00.

TO HAVE AND TO HOLD the same unto the said Grantees and Grantees' heirs, successors and assigns forever.

And said Grantors hereby covenant to and with said Grantees and Grantees' heirs, successors and assigns, that Grantors are lawfully seized in fee simple of the above granted premises, free from all encumbrances except those hereinabove stated, and that Grantors 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.

2297

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$36,500.00.

WITNESS Grantors' hands this 1st day of March, 1972.

Larry D. Dearing
Nellie M. Dearing

STATE OF OREGON)
COUNTY OF KLAMATH) ss.

Personally appeared the above named LARRY D. DEARING and NELLIE M. DEARING, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

BEFORE ME this 1st day of March, 1972.

Raymond Royce
R. RAYMOND ROYCE
"NOTARY PUBLIC - OREGON"
"My Commission Expires 6-28-74"

Raymond Royce
NOTARY PUBLIC FOR OREGON
My Commission expires: 6-28-74

STATE OF OREGON)
County of Klamath) ss.

Filed for record at request of:
KLAMATH COUNTY TITLE CO
on this 2nd day of March A. D. 19 72
at 3:25 o'clock P. M. and duly
recorded in Vol. M 72 of DEEDS
Page 2295

WM. D. MILNE, County Clerk
By Hazel Dray
Fee \$6.00 Deputy.

Return
Royce Realty
1515 East Main
Klamath Falls, Oregon
97601
WARRANTY DEED, PAGE THREE.