

MAY 5 13 PM 1972

1 THIS INDENTURE WITNESSETH, that CLIFFORD H. SEWALD and ELSIE SEWALD, hus-
2 band and wife, hereinafter known as grantors, for the consideration hereinafter
3 stated have bargained and sold, and by these presents do grant, bargain, sell
4 and convey unto ELSO DeJONG and DITA DeJONG, husband and wife, grantees, the
5 following described premises, situated in Klamath County, Oregon, to-wit:

6 Parcel 1: The N½NE¼ and SE½NE¼ of Section 21, Township 39 South,
7 Range 11 East of the Willamette Meridian.

8 Parcel 2: The SW¼ and all of SE½NW¼ lying South of Lost River, all in
9 Section 16, Township 39 South, Range 11 East of the Willa-
10 mette Meridian.

11 Parcel 3: The S½SE¼ of Section 16, Township 39 South, Range 11 East of
12 the Willamette Meridian, LESS that portion heretofore deeded
13 to Klamath County, Oregon, for road purposes.

14 SUBJECT TO: Acreage and use limitations under provisions of United States
15 Statutes, and regulations issued thereunder; Liens and assessments of Klamath
16 Project and Horsefly Irrigation District, and regulations, easements,
17 contracts, water and irrigation rights in connection therewith; Any unpaid
18 charges or assessments of Horsefly Irrigation District; Rights of the Fed-
19 eral Government, the State of Oregon, and the General Public in any por-
20 tion of the herein described premises lying below the high water line of
21 Lost River; Rights of the public in any portion of the herein described
22 premises lying within the limits of any road or highway; Reservations and
23 restrictions in deed recorded September 8, 1908, Volume 25, page 79, Deed
24 Records of Klamath County, Oregon, as follows: "...subject to right of
25 way for ditches, canals, and reservoir sites for irrigation purposes, con-
26 structed, or which may be constructed, by authority of the United States
27 or otherwise, which right of way is hereby expressly reserved"; (affects
28 Parcels 2 and 3); Right of Way, including the terms and provisions thereof,
29 to County of Klamath, dated Dec. 31, 1926, recorded Jan. 5, 1927, Volume
30 75, page 71, Deed Records of Klamath County, Oregon, (affects Parcel 2);
31 Reservations and restrictions in deed recorded May 3, 1931, Volume 92,
32 page 583, Deed Records of Klamath County, Oregon, as follows: "...also
subject to easements for pumping plant, pipe lines and ditches now exist-
ing and in use in the irrigation and drainage of the said lands for such
ditches and pipe lines and pumps to be hereafter constructed by the grant-
ors for their successors in interest essential to the irrigation and drain-
age of the remaining lands of the grantors, the said existing ditches and
said projected ditches to be jointly used by the parties to this convey-
ance," (affects Parcel 2); Right of Way, including the terms and provisions
thereof, given to The California Oregon Power Company, recorded July 2,
1931, Volume 95, page 520, Deed Records of Klamath County, Oregon, (affects
Parcel 2); Reservations and restrictions contained in deed recorded April
2, 1936, in Volume 106, page 199, Deed Records of Klamath County, Oregon,
as follows: "...also reserve unto grantors all rights of way for irriga-
tion ditches and drainage ditches", (affects Parcel 3); Reservations and
restrictions contained in deed recorded March 12, 1945, Volume 174, page
131, Deed Records of Klamath County, Oregon, as follows: "...also reser-
ving unto the grantors all rights of way for irrigation ditches and drain-
age ditches", (affects Parcel 3); Rights of Way, including the terms and
provisions thereof, to The California Oregon Power Company, recorded May
15, 1945, Volume 176, page 283, Deed Records of Klamath County, Oregon,
(affects Parcels 2 and 3); Right of Way, including the terms and provi-
sions thereof, to The California Oregon Power Company recorded May 18,
1951, Volume 247, page 268, Deed Records of Klamath County, Oregon,
(affects Parcel 1); Right of Way, including the terms and provisions

GANONG, GORDON
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thereof, given to the California Oregon Power Company, recorded January 2, 1953, Volume 258, page 423, Deed Records of Klamath County, Oregon, (affects Parcels 2 and 3); Certificate of Water Rights, including the terms and provisions thereof, recorded October 21, 1960, Volume 3, Deed Records of Klamath County, Oregon (affects Parcel).

The true and actual consideration paid for this transfer is \$90,000.00.

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.

IN WITNESS WHEREOF, they have hereunto set their hands and seals this 5th day of May, 1972.

Clifford H. Sewald (SEAL)
Elsie Sewald (SEAL)

STATE OF OREGON)
County of Klamath) SS

Personally appeared the above named Clifford H. Sewald and Elsie Sewald, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

May 5th, 1972

Shirley Jones
Notary Public for Oregon
My Commission Expires: 8-5-75

(SEAL)

STATE OF OREGON,
County of Klamath
Filed for record at request of
KLAMATH COUNTY TITLE
on this 5th day of May A.D. 1972
at 3:58 o'clock P. M. and duly
recorded in Vol. M-72 of DEEDS
page 4815
Wm D. MILNE, County Clerk
By Helen Clark Deputy
Fee \$4.00

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