

34015

28-2679

Vol. ^{mt} 77 Page 5003

WARRANTY DEED

MAY 11 10 53 AM 1972

KNOW ALL MEN BY THESE PRESENTS, That IVA BELLE CAMPBELL, hereinafter called the Grantor, for the consideration herein- after stated, to Grantor paid by LAURENCE C. CAMPBELL and SANDRA L. CAMPBELL, husband and wife, hereinafter called the Grantees, does hereby grant, bargain, sell and convey unto the said Gran- tees and Grantees' heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurten- ances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 17 of PIEDMONT HEIGHTS and the N $\frac{1}{4}$ of vacated Jones Avenue adjoining the South line of said Lot 17, EXCEPTING from said Lot 17 a tract of land lying North of the Enterprise Irrigation ditch in Lot 17, PIEDMONT HEIGHTS, an addition in Klamath County, Oregon, situated in the E $\frac{1}{4}$ SE $\frac{1}{4}$ Section 1, Township 39 South, Range 9 East of the Willamette Meridian, and more par- ticularly described as follows:

Beginning at the Northeast corner of Lot 17; thence South 0° 27' East along a line between Lots 17 and 18 a distance of 146.8 feet to an iron pin; thence North 77° 19' West 109.0 feet to an iron pin; thence North 18° 18' West 113.6 feet to an iron pin which is South 0° 27' East a distance of 15 feet from an iron pin which lies on the line between Lots 17 and 23; thence North 0° 27' West 15 feet to the iron pin which lies on the line between Lots 17 and 23; thence East a distance of 141.0 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. Regulations, including levies, assess- ments, water and irrigation rights and easements for ditches and canals, of Enter- prise Irrigation District.

3. An easement created by instrument, including the terms and provisions thereof, dated June 18, 1956, recorded June 21, 1956, in Book 284 at page 284, Deed Records, in favor of California Oregon Power Company, for right of way 10 feet in width for electrical distribution.

4. Right of way for ditch along the North line as disclosed by the description contained herein.

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

And said Grantor hereby covenants to and with said Grantees and Grantees' heirs, successors and assigns, that Grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances, except as hereinabove 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 \$600.00.

WITNESS Grantor's hand this 10th day of May, 1972.

Iva Belle Campbell

STATE OF OREGON)
County of Klamath) ss.

Personally appeared the above named IVA BELLE CAMPBELL, and acknowledged the foregoing instrument to be her voluntary act and deed.

BEFORE ME this 10th day of May, 1972.

STATE OF OREGON, }
County of Klamath } ss.

Filed for record at request of:
TRANSAMERICA TITLE INS. CO
on this 11th day of May A. D., 1972
at 10:53 o'clock A. M. and duly
recorded in Vol. M 72 of DEEDS
Page 5003

WM. D. MILNE, County Clerk

By Hazel Craig

Deputy.

Phyllis M. Bouda
PHYLLIS M. BOUDA
Notary Public for Oregon
My commission expires 1/16/76

NOTARY PUBLIC FOR OREGON
My Commission expires: _____

WO.

Fee 24.00