

KNOW ALL MEN BY THESE PRESENTS, That ELSIE A. EGGERS, wife of
Ivan E. Eggers

in consideration of Ten and no/100----- Dollars,
and other good and valuable consideration
to her paid by THOMAS D. CROCKETT & LEATRICE J. CROCKETT, Husband
and Wife,
do hereby grant, bargain, sell and convey unto said THOMAS D. CROCKETT & LEATRICE J.
CROCKETT,
their heirs and assigns, all the following real property, with the tenements,
hereditaments and appurtenances, situated in the County of Klamath and State
of Oregon, bounded and described as follows, to-wit:

Beginning at a point on the south line of Klamath Falls-
Lakeview Highway at a point from which the Northwest
corner of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 15, Township 39
South, Range 10 East of the Willamette Meridian, bears
North 38°50' West 1076.0 feet, said point of beginning
being also known as the Northeast corner of what is known
as the Sweeney Tract, thence East along the south line
of the Highway to a point of intersection with the line
running South 4°10' East and parallel to the East line
of the Sweeney Tract, and distant therefrom 138 feet
measured at right angles to said line of the Sweeney
Tract, thence South along said parallel line to the
North line of the Government Canal, thence Southwest
along said line of canal to the southeast corner of the
Sweeney Tract, thence North 4°10' West along said line
of Sweeney Tract to the place of beginning.

EXCEPTING, Saving and Reserving unto the Grantor a life
estate in 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.

To Have and to Hold the above described and granted premises unto the said THOMAS D. CROCKETT
& LEATRICE J. CROCKETT,

their heirs and assigns forever.

And ELSIE A. EGGERS

the grantor

above named does covenant to and with the above named grantees, their heirs and assigns
that she is lawfully seized in fee simple of the above granted premises, that the above
granted premises are free from all encumbrances, excepting acreage and use limitations
provisions of the United States Statutes and regulations issued there-
under; all contracts, water rights, proceedings, taxes and assessments
relating to irrigation, drainage and/or reclamation of said lands; and
all rights of way for roads, ditches, canals and conduits; if any of
the above there may be, and excepting an agreement, including the terms
and provisions thereof, between Geo. E. Anderson and Agnes Anderson,
husband and wife, and the United States of America, acting for this
purpose by Commissioner, Bureau of Reclamation, dated May 26, 1928,
recorded June 26, 1928 in Volume 80 at page 597, Deed Records of Klamath
County, Oregon. (This agreement relative to irrigation & drainage)
and that she will and her heirs, executors and administrators, shall 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 as set forth above.

Witness her hand and seal this 27th day of November, 1961.

Executed in the Presence of

Elsie A. Eggers (SEAL)

(SEAL)

(SEAL)

(SEAL)

11368

STATE OF OREGON,

County of Klamath } ss.

BE IT REMEMBERED, That on this 13th day of November, 1961,
 before me, the undersigned, a Notary Public
 in and for said County and State, personally appeared the within named ELSIE A. EGGERS

who is known
 to me to be the identical individual described in and who executed the within instrument and acknowledged
 to me that she executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and
 official seal the day and year last above written.

[Signature]
 Notary Public for Oregon.

My Commission expires July 16, 1965

WARRANTY DEED

(FORM No. 3)

TO

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instru-
 ment was received for record on the
5th day of OCTOBER,
1962, at 10:22 o'clock A. M.,
 and recorded in book M 72
 on page 11367 Record of Deeds
 of said County.

Witness my hand and seal of
 County affixed.

W. D. MILNE

County Clerk-Recorder.

By [Signature] Deputy.

STEVENS-HESS LAW PUB. CO. PORTLAND

FEE \$ 4.00

Return To:
 Mr. and Mrs. Thomas D. Crockett
 38651 Lilac View
 Palmdale, California 92342

