

75636

#28-4675
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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that DANIEL C. SCHLOTTMANN and JEANIE R. SCHLOTTMANN, husband and wife, hereinafter called the Grantors, for the consideration hereinafter stated, to Grantors paid by BILLY J. BREEDLOVE and JOAN B. BREEDLOVE, husband and wife, hereinafter called the Grantees, do hereby grant, bargain, sell and convey unto the said Grantees and Grantees' 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 parcel of land situate in Lots 9 and 10 in Block 2 of Resubdivision of Tracts 2B and 3 HOMEDALE, more particularly described as follows:

Beginning at the Northwest corner of Lot 9 in Block 2; thence South $0^{\circ}20'$ West along the Westerly line of Lots 9 and 10, Block 2, 130 feet, to a point; thence South $49^{\circ}29'$ East a distance of 233.4 feet, to a point; thence North $29^{\circ}02'$ East a distance of 108 feet, more or less, to a point on the Northeasterly side of Lot 9, Block 2; thence Northwesterly along the Northeasterly side of Lot 9, Block 2, a distance of 295.8 feet, more or less, to the point of beginning.

EXCEPTING THEREFROM a tract of land situated in Lot 9 in Block 2 of the subdivision of Blocks 2B and 3, of HOMEDALE, more particularly described as follows:

Beginning at a 1-inch iron pipe marking the Northwesterly corner of said Lot 9, said point being on the Easterly right of way line of Homedale Road; thence South $50^{\circ}44'$ East along the Northerly line of said Lot 9 54.69 feet to a 1/2 inch iron pin; thence North $76^{\circ}18'$ West 43.72 feet to a 1/2 inch iron pin on the Easterly right of way line of said Homedale Road; thence North $00^{\circ}20'$ East along said right of way 24.25 feet to the point of beginning, with bearings based on Homedale Road bearing North $00^{\circ}20'$ East.

WARRANTY DEED, PAGE ONE.

Return to Boring + Boring
250 Boring Bldg. City

SUBJECT TO: 1. Reservations, restrictions, rights of way, easements, of record and those apparent upon the land;

2. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Enterprise Irrigation District;

3. Regulations, including levies, liens, assessments, rights of way, easements of the South Suburban Sanitary District;

4. Reservations in Deed from M. G. MacNevin to Henry Mohr dated September 15, 1932, recorded October 19, 1932, in Book 105 at page 292 of Deed Records of Klamath County, Oregon.

5. Reservations, in Deed from M. G. MacNevin, to E. L. Barnes, dated July 13, 1936 and recorded August 17, 1936, in Book 107 at page 93 of Deed records of Klamath County, Oregon.

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 stated above, 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.

The true and actual consideration paid for this transfer stated in terms of dollars is \$22,250.00.

WITNESS Grantors' hands this 21st day of April, 1973.

X Jeanie A. Schlottmann

X Daniel C. Schlottmann

STATE OF OREGON)
County of Willamette) ss.

Personally appeared the above named DANIEL C. SCHLOTTMANN and JEANIE R. SCHLOTTMAN, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

Lisa Fay Couch
NOTARY PUBLIC FOR OREGON
My Commission expires:
7-6-75

WARRANTY DEED, PAGE TWO.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of TRANSAMERICA TITLE INS. CO

this 23rd day of APRIL A. D., 1973 at 3:56 o'clock P. M., and duly recorded in
Vol. M 73 of DEEDS on Page 4844

FEE \$ 4.00

WM. D. MILNE, County Clerk

By Hazel Drazel