

KNOW ALL MEN BY THESE PRESENTS, That
a partnership

DORTCH-GRESDER & ASSOCIATES,

hereinafter called the grantor, for the consideration hereinafter stated,
to grantor paid by BOB A. DORTCH and PAULA MARIAN DORTCH, husband and wife,

hereinafter called the grantee,
does 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, sit-
uated in the County of Klamath and State of Oregon, described as follows, to-wit:

A parcel of land situate in the N1/2SE1/4 of Section 10, T40S, R9E,
W.M., Klamath County, Oregon, being more particularly described as
follows:

Beginning at a 5/8" pin marking the NW corner N1/2N1/2SE1/4SE1/4 of
said section 10; thence S 00°12'10"W, 333.48 feet; thence N89°45'19"E,
328.79 feet to the center line of a ditch; thence along said ditch N
07°13'15"E, 44.56 feet; thence continuing along said ditch, N07°18'08"
W, 223.92 feet; thence continuing along said ditch, N16°34'00"E, 70.04
feet; thence leaving said ditch S89°45'43"W, 324.72 feet to the point
of beginning containing 2.45 acres.

TOGETHER WITH: A non-exclusive easement for the purpose of egress and
ingress being a 60 feet wide strip of land lying 30 feet on each side
of the North line of the SE1/4SE1/4 of said Section 10.
SUBJECT TO: Any and all rights of way, easements, drains and irrigation
ditches of record and those apparent on the land.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.
And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that
grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except as
set forth above and rules and regulations for irrigation, drainage
and sewage, and, reservations, restrictions, easements and rights of
way of record, and those apparent on the land,

and that
grantor will warrant and forever defend the above granted premises and every part and parcel thereof against the law-
ful 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 \$1,282.00
XX
XX
XX

In construing this deed and where the context so requires, the singular includes the plural.
WITNESS grantor's hand this 7th day of May, 1973.

DORTCH-GRESDER & ASSOCIATES

By: Bob A. Dortch, Partner

May 7, 1973

STATE OF OREGON, County of Klamath, ss.
Personally appeared the above named BOB A. DORTCH

and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me: Vera L. Chase
Notary Public for Oregon
My commission expires 11/21/76

(OFFICIAL SEAL)

NOTE—The sentence between the symbols Ⓢ, if not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

WARRANTY DEED

TO

AFTER RECORDING RETURN TO

Bob A. Dortch
1905 Oregon Ave.
Klamath Falls,
Ore.

(DON'T USE THIS
SPACE; RESERVED
FOR RECORDING
LABEL IN COUN-
TIES WHERE
USED.)

STATE OF OREGON

County of Klamath

I certify that the within instru-
ment was received for record on the
7th day of MAY, 1973,
at 3:46 o'clock P.M., and recorded
in book M 73 on page 5505 or as
filing fee number 76183, Rec-
ord of Deeds of said County.

Witness my hand and seal of
County affixed.

WM. D. MILNE

COUNTY CLERK
By: Hazel Brazil Deputy

Fee \$ 2.00