

1 THIS INDENTURE WITNESSETH, that Mary L. Schmidt Atkinson, hereinafter
2 known as Grantor, for the consideration hereinafter recited, has bargained and
3 sold, and by these presents does grant, bargain, sell and convey unto Elso
4 DeJong, his heirs and assigns, Grantee, the following described premises,
5 situated in Klamath County, Oregon, to-wit:

6
7 PARCEL 1: A fraction of Sections 9 and 16, Township 39 South, Range 11 East of
8 the Willamette Meridian, more particularly described as follows:
9 A portion of Bowne Addition to the Town of Bonanza now vacated as shown by the
10 official plat thereof; The Westerly 12½ feet of Lots 2 and 23 and all of Lots
11 3 to 22, inclusive, in Block 48; Lots 1 to 18 inclusive in Block 49; Lots 1 to
12 6 inclusive and Lots 13 to 24 inclusive in Block 50; All of Block 67; All of
13 Block 66; Lots 3 to 24 inclusive in Block 68; Lots 3 to 22 inclusive and the
14 Westerly 4.5 feet of Lot 23 in Block 69; The Westerly 4.5 feet of Lots 2 and
15 23 and all of Lots 3 to 22 inclusive in Block 76; All of Block 77; All of
16 Block 78; All of Block 79; And also those portions of the streets and alleys
17 which attach to the aforesaid lots by operation of law through the order of
18 vacation shown in Book 191 at page 421 of Klamath County deed records.

19 Beginning at the corner common to Sections 9, 10, 15 and 16, Twp. 39 South,
20 Range 11 E.W.M., which point is on the center line of Carroll Avenue as platted
21 on the Bowne Addition to Bonanza, Oregon; thence, North 330 feet, more or less,
22 along the center line of said Carroll Avenue to its intersection with the cen-
23 ter line of Union Street in said Bowne Addition; thence, West 1440 feet along
24 the center line of said Union Street to the center line of Bowne Avenue in
25 said addition; thence, North 300 feet along the center line of said Bowne Ave-
26 nue to the South line of Grant Street in said Addition; thence, West 30 feet
27 along the South line of said Grant Street to the West line of said Bowne Ave-
28 nue; thence, South along the West line of said Bowne Avenue and along the ex-
29 tension of said West line a distance of 1290 feet, more or less, to the middle
30 of Lost River; thence, Northeastly and Easterly along the middle of Lost
31 River to the East line of said Section 16; thence, North along said Section
32 line, which marks the center line of said Carroll Avenue, a distance of 250
feet, more or less, to the point of beginning, being a portion of the South
half of the Southeast quarter of Section 9 and a portion of the North half of
the Northeast quarter of Section 16, Twp. 39 S., R. 11, E.W.M.
SAVING AND EXCEPTING therefrom the following described property which was con-
veyed by T. A. Lovelady and Nevada Lovelady, husband and wife, to Klamath
County, Oregon, by deed recorded on November 28, 1947, in Book 214 at page 247
of Klamath County deed records, to-wit:

Beginning at the corner common to Sections 9, 10, 15 and 16, Twp. 39 South,
Range 11 E.W.M., which point is on the center line of said Carroll Avenue, as
platted on Bowne's Addition to Bonanza, Oregon; thence, North 330 feet, more
or less, along the center line of said Carroll Avenue to its intersection with
the center line of Union Street in said Bowne's Addition; thence, West along
the center line of said Union Street a distance of 45 feet; thence, South
along a line parallel to the center line of said Carroll Avenue to the middle
of Lost River; thence, Easterly along the middle of Lost River to the line be-
tween said Sections 15 and 16; thence, North along said section line to the
point of beginning, being a portion of vacated Carroll Avenue of vacated Block
97 and of a portion of a parcel of land formerly designated as a park in the
vacated portion of Bowne's Addition to Bonanza, Oregon, said parcel of land
now being used for County Road purposes.

PARCEL 2: SW¼NE¼, less portion deeded as described in Volume 92, page 432,
Deed Records of Klamath County, Oregon, described as follows:

GANDONG, SISEMORE
& ZAMSKY
ATTORNEYS AT LAW
533 MAIN STREET
KLAMATH FALLS, ORE.
97631

1 All those parts of the SW $\frac{1}{4}$ NE $\frac{1}{4}$ lying North of the middle of the main channel of
 2 Lost River, Section 16, Township 39 South, Range 11 East of the Willamette Meri-
 3 dian.
 4 SE $\frac{1}{4}$ NE $\frac{1}{4}$, NE $\frac{1}{4}$ SE $\frac{1}{4}$, NW $\frac{1}{4}$ SE $\frac{1}{4}$, less portion deeded for road as described in Volume 74,
 5 page 71, Deed Records of Klamath County, Oregon, all in Section 16, Township 39
 6 South, Range 11 East of the Willamette Meridian.
 7 That part of the N $\frac{1}{4}$ NE $\frac{1}{4}$, Section 16, Township 39 South, Range 11 East of the
 8 Willamette Meridian lying South of Lost River.

9 PARCEL 3: Beginning at a point which is North 988.2 feet West 360 feet from
 10 section corner common to Sections 9, 10, 15 and 16, Township 39
 11 South, Range 11 East of the Willamette Meridian; thence North along center line
 12 of Seattle Street 165 feet; thence West along center line of alley 80 feet to
 13 West line of Lot 23, Block 49 extended; thence South 165 feet along the West
 14 line of Lot 23 to center of Price Street; thence East to point of beginning,
 15 which includes portions of vacated streets and alleys.

16 EXCEPT
 17 from Parcels 1 and 3 above, the following described tract:
 18 A parcel of land situated in vacated Blocks 48, 49 and 50 of Bowne Addition
 19 to the Town of Bonanza, a duly recorded Subdivision in Klamath County, Oregon.

20 Commencing at a point where the Southerly right of way line of North Street in-
 21 tersects the centerline of Carroll Avenue as shown on the official plat of said
 22 Bowne Addition; thence South 89°54'24" West along the said right of way line of
 23 North Street, 67.50 feet to a 5/8 inch iron pin marking the point of beginning
 24 for this description; thence continuing South 89°54'24" West, 832.17 feet to the
 25 Northwest corner of Lot 6 of said vacated Block 50; thence South 00°08'00" East
 26 along the Westerly line of said Lot 6 and the Southerly extension thereof,
 27 141.56 feet to a 5/8 inch iron pin; thence South 89°44'50" East, 326.97 feet to
 28 a 5/8 inch iron pin; thence South 76°54'14" East, 518.98 feet to a 5/8 inch iron
 29 pin; thence North 00°08'00" West, 261.95 feet to the point of beginning.

30 SUBJECT TO: Rights of the public in and to any portion of said premises lying
 31 within the limits of roads and highways; Regulations, including levies, assess-
 32 ments, water and irrigation rights and easements for ditches and canals, of
 33 Horsefly Irrigation District; Rights of the public and of Governmental bodies in
 34 and to that portion of the herein described property lying below the ordinary
 35 high water mark of Lost River; Reservations contained in deed recorded February
 36 18, 1948, in Volume 217 at page 122, Deed Records of Klamath County, Oregon;
 37 Agreement, including the terms and provisions thereof, recorded June 22, 1970,
 38 in M-70 at page 5084, for use of irrigation pump; Easements and rights of way of
 39 record and apparent on the land; and to a Mortgage, including the terms and pro-
 40 visions thereof, dated May 6, 1970, recorded June 18, 1970, in M-70 at page 5017,
 41 to The Federal Land Bank of Spokane, a corporation, which said Mortgage Grantee
 42 hereby expressly assumes and agrees to pay according to the tenor thereof as
 43 same becomes payable and the note accompanying it.

44 RESERVING UNTO GRANTOR a life estate in and to the above-described property.

45 The true and actual consideration for this transfer is \$77,820.00.

46 TO HAVE AND TO HOLD the said premises with their appurtenances unto the said
 47 Grantee, his heirs and assigns forever. And the said Grantor does hereby cove-
 48 nant to and with the said Grantee, his heirs and assigns, that she is the owner
 49 in fee simple of said premises; that they are free from all incumbrances, except
 50 those above set forth, and that she will warrant and defend the same from all
 51 lawful claims whatsoever, except those above set forth.

5725

1 IN WITNESS WHEREOF, she has hereunto set her hand and seal this 9th day of
2 May, 1973.

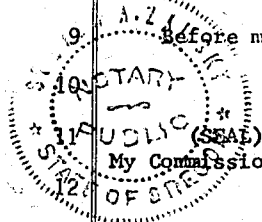
3 Mary L. Schmidt Atkinson (SEAL)
4 Mary L. Schmidt Atkinson

5 STATE OF OREGON)
6) SS
7 County of Klamath)

May 9, 1973

8 Personally appeared the above named Mary L. Schmidt Atkinson and acknowledged
9 the foregoing instrument to be her voluntary act and deed.

10 Before me:



11 Steven A. Jansky
12 Notary Public for Oregon

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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., 19 73
at 11:05 o'clock A. M. and duly
recorded in Vol. M 73 of DEEDS
Page 5723

WM. D. MILNE, County Clerk
Fee \$ 6.00 By Hazel Brazil Deputy.

GANONG, GISEMORE
& ZAMSKY
ATTORNEYS AT LAW
538 MAIN STREET
KLAMATH FALLS, ORE.
97601

Page 3 - Warranty Deed

Return to:
Ganong GiseMORE + Zamsky
538 Main
City

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