

WARRANTY DEED

777190

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This Indenture Witnesseth, THAT GEORGE W. COMBES and SUSIE M. COMBES,
husband and wife,

28-4632

hereinafter known as grantors for and in consideration of the sum of
- - - Ten and no/100 - - - Dollars

to them paid, ha bargained and sold, and by these presents do grant, bargain, sell
and convey unto E. D. ISENSEE and ESTHER ISENSEE, husband and wife, as tenants
in common each to an undivided one-half interest,

their heirs and assigns, the following described premises, situated in Klamath County,
Oregon, to-wit:

N.W. 1/4, Section 16, Township 39 South, Range 10 East of the Willamette Meridian,
EXCEPTING County Road 30 feet in width along the West line of said tract.

SUBJECT TO:

1. Acreage use limitations under provisions of the United States Statutes and regulations issued thereunder. Liens and assessments of Klamath Project and Pine Grove Irrigation District, and regulations, contracts, easements, and water and irrigation rights in connection therewith.
2. Acreage and use limitations under provisions of the United States Statutes and regulations issued thereunder. All contracts, water rights, proceedings, taxes and assessments relating to the Klamath Basin Improvement District, and all rights of way for roads, ditches, canals, and conduits, if any there may be.
3. Agreement as to irrigation, including the terms and provisions thereof, between United States of America and June F. Grimes, et al, recorded July 3, 1928, in Deed Volume 80 at page 617.

G.W.C./m.c.
Q. 2889 Easement 20 feet in width, including the terms and provisions thereof, along the North side of premises, as disclosed by Order Confirming Sale in the Estate of Ida G. Grimes, deceased. Probate #63-151.

TO HAVE AND TO HOLD the said premises with their appurtenances unto the said grantees, their heirs and assigns forever. And the said grantors do hereby covenant to and with the said grantees, their heirs and assigns, that they are the owners in fee simple of said premises; that they are free from all incumbrances, except as above stated, and that they will warrant and defend the same from all lawful claims whatsoever, except those above set forth.

IN WITNESS WHEREOF, they have hereunto set their hands and seals this
8th day of April 19 66

George W. Combes (Seal)
Susie M. Combes (Seal)

(Seal)

STATE OF OREGON, }
County of Klamath } ss

BE IT REMEMBERED, That on this 9th day of April A. D. 19 66,
before me, the undersigned, a Notary Public, in and for said County and State, personally appeared the
within named GEORGE W. COMBES and SUSIE M. COMBES, husband and wife,
who are known to me to be the identical
person described in and who executed the within instrument, and acknowledged to me that they 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.

From Office of
GANONG & GANONG
Attorneys at Law
First Federal Bldg.
6th and Main
Klamath Falls, Oregon

RETURN: E. D. ISENSEE
79 Washington Street
City 97601

Stella DeKlinger
Notary Public for Oregon
My Commission Expires Aug 20, 1969

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Transamerica Title Ins. Co.
this 4th day of June A. D. 19 73 at 11:44 A.M. and
duly recorded in Vol. M73, of Deeds, on Page 6768

Wm D. MILNE, County Cl.

Fee \$2.00

By *Capitula*