

A-23126

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That JAMES EARL BALDOCK and FLORENCE F. BALDOCK, husband and wife, hereinafter called the Grantors, for the consideration hereinafter stated, to Grantors paid by CHARLES L. RICHMOND and SHIRLEY L. RICHMOND, husband and wife, hereinafter called the Grantees, does 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:

The West half of the West half of Section 35 Township 39 South, Range 12 East, Willamette Meridian, saving and excepting therefrom the following described parcels:

1. Beginning at the Southwest corner of Section 35; thence North 208.7 feet; thence East 208.7 feet; thence South 208.7 feet; thence West 208.7 feet; to the place of beginning.
2. Beginning at a point in the South line of the SW 1/4 SW 1/4 of said Section 35; which is 218.7 feet East of the Southwest corner of said Section 35; running thence East 25 feet; thence North 25 feet; thence West 25 feet; thence South 25 feet to the place of beginning.
3. A strip of land 30 feet wide along the West side of Section 35 Township 39 S. R. 12, E. W. M. to be used for County Road purposes.

ALSO SAVING AND EXCEPTING THEREFROM any portion lying within the right of way of the County Road along the Southerly boundary of said West half of West half of Section 35.

SUBJECT TO:

1. Reservations, restrictions, rights of way, easements of record and those apparent on the land;
2. Acreage and use limitations under provisions of United States Statutes and regulations issued thereunder.
3. Liens and assessments of Klamath Project and Langell Valley Irrigation District and regulations, easements, contracts, water and irrigation rights in connection therewith.

WARRANTY DEED, PAGE ONE.

4. Easement for pole lines, including the terms and provisions thereof given by Iona J. Fordney, now known as Iona James, et al., to The California Oregon Power company, a California corporation, dated August 23, 1945, recorded September 11, 1945, Deed Vol. 180, page 37, records of Klamath County, Oregon.

5. Easement for pole lines, including the terms and provisions thereof, given by Iona James, a widow, et al., to The California Oregon Power Company, a California corporation, dated January 22, 1947, recorded January 28, 1947, Deed Vol. 201, page 409, records of Klamath County, Oregon.

6. Right of way for electric transmission and distribution line, including the terms and provisions thereof, given by James E. Baldock and Florence Baldock, to Pacific Power & Light Company, a corporation, dated June 12, 1969, recorded June 29, 1970, Deed Vol. M-70, page 732, 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 as hereinabove set forth, 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 \$35000.00.

WITNESS Grantors' hands this 6th day of June, 1973.

James Earl Baldock

Florence F. Baldock

STATE OF OREGON)
) ss.
County of Klamath)

MARY personally appeared the above-named JAMES EARL BALDOCK and FLORENCE F. BALDOCK, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.
BEFORE ME this 6th day of June, 1973.



Susan Mary Vogel
NOTARY PUBLIC FOR OREGON
My Commission Expires:

WARRANTY DEED, PAGE TWO.

After recording return to: Boivin & Boivin, 210 Boivin Bldg, City