

A-23148

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JUN 14 2 35 PM 1973

1 THIS INDENTURE WITNESSETH, That OLIVER DIXON and GLADYS DIXON, herein-
2 after known as Grantors, for the consideration hereinafter stated, have
3 bargained and sold, and by these presents do grant, bargain, sell and convey
4 unto GORDON GENE CULVER and SHARON D. CULVER, husband and wife, hereinafter
5 known as Grantees, the following described premises situated in Klamath
6 County, Oregon, to-wit:

7 A parcel of land situate in the North half of Section 30, Township
8 39 South, Range 10 E.W.M., described as follows:

9 Beginning at the quarter section corner on the Northerly boundary
10 of said Section 30, Township 39 S. R. 10 E.W.M., and running thence
11 Easterly along the said Northerly section boundary 1074.2 feet;
12 thence Southerly 1433 feet, more or less, to the center of a drain
13 which runs East and West; thence Westerly along the center of said
14 drain 1389.2 feet, more or less, to the Easterly right of way bound-
15 ary of the "C" Canal of the U.S.R.S. Klamath Project; thence North-
16 easterly along the Easterly boundary of the right of way of the said
17 "C" Canal to where the said Easterly boundary intersects the North
18 and South center line of said Section 30; thence Northerly along said
19 center line of Section 30 to the place of beginning, SAVING AND
20 EXCEPTING THEREFROM a small piece of the above described tract, includ-
21 ing 0.25 acres, more or less, which is contained within the right of
22 way of the "C" Canal of the U.S. Reclamation Service, Klamath Project,
23 Klamath County, Oregon.

24 Beginning at the Section corner common to Sections 19, 20, 29 and
25 30, Township 39 South, Range 10 E.W.M., and running thence Westerly
26 along the Northerly boundary of the said Section 30, 1573.5 feet, more
27 or less, to the point 1074.2 feet Easterly along the said boundary
28 from the Quarter Section Corner on the Northerly boundary of the said
29 Section 30; thence South 30 feet; thence East 1573.5 feet, more or
30 less, to the Easterly boundary of the said Section 30; thence North
31 30 feet to the place of beginning, being a portion of the North half
32 of the Northeast quarter of Section 30, Township 39 South, Range 10
E.W.M.

33 A parcel of land lying in the North half of Section 30, Twp. 39
34 S. R. 10 E.W.M., more particularly described as follows:

35 Beginning at the Southwest corner of the Northeast quarter of
36 said Section 30; thence running East along the South boundary of said
37 Northeast quarter, a distance of 1074.2 feet; thence North 1224.5
38 feet, more or less, to the center of a drain which runs East and West;
39 thence Westerly along the center line of said drain a distance of
40 1389.2 feet, more or less, to the Easterly boundary of the right of
41 way of the "C" Canal of the U.S. Reclamation Service, Klamath Project;
42 thence Southwesterly along the Easterly boundary of said Canal, to the
43 intersection of the Easterly boundary of the "C-G" Canal to the U.S.
44 Reclamation Service, Klamath Project; thence Southeasterly along the
45 Easterly boundary of said "C-G" Canal, to the intersection with the
46 South line of the Northwest quarter of said Section 30; thence East-
47 erly along said South line to the point of beginning.

48 SUBJECT TO: Contract and/or lien for irrigation and/or drainage;
49 easements and rights of way of record or apparent on the land; and to
50 rights of the public in any portion of the above described premises
51 lying within the limits of any road or highway.

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BANDING, BISEMORE
& ZAMSKY
ATTORNEYS AT LAW
528 MAIN STREET
KLAMATH FALLS, ORE.
97601

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1 The true and actual consideration paid for this transfer, stated in
2 terms of dollars, is \$47,000.00.

3 TO HAVE AND TO HOLD the said premises, with their appurtenances, unto the
4 said grantees as an estate by the entirety. And the said Grantors do hereby
5 covenant to and with said grantees, and their assigns, that they are the
6 owners in fee simple of said premises; that they are free from all incumbran-
7 ces, except as above set forth, and that they will warrant and defend the same
8 from all lawful claims whatsoever, except those above set forth.

9 IN WITNESS WHEREOF, They have hereunto set their hands this 11th day of
10 June, 1973.

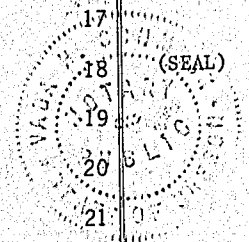
Oliver Dixon
Gladys Dixon

13 STATE OF OREGON)
14 County of Klamath) SS June 11th, 1973

15 Personally appeared the above named Oliver Dixon and Gladys Dixon and each
16 acknowledged the foregoing instrument to be their voluntary act and deed.
17 Before me:

Vada H. Schreck
Notary Public for Oregon

My Commission expires: *May 15, 1977*



STATE OF OREGON, }
County of Klamath } ss.

Filed for record at request of:
KIAMATH COUNTY TITLE CO
on this 11th day of June A. D., 1973
at 2:33 o'clock P.M. and duly
recorded in Vol. M 73 of DEEDS
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WM. D. MILNE, County Clerk
Fee \$ 4.00 By *Kazal Drangel* Deputy.

GANONG, SISEMORE
& ZAMSKY
ATTORNEYS AT LAW
838 MAIN STREET
KLAMATH FALLS, ORE.
97601

29 Return
30 Ganong, Siseamore & Zamsky
31 538 Main
32 Klamath Falls, Oregon
97601
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