

A-23085

WARRANTY DEED

Vol. ^m72 Page 7681

KNOW ALL MEN BY THESE PRESENTS, that JOHN C. HORTON, ROBERT L. HORTON, JOAN B. HARDMAN, JOAN B. HARDMAN and JOHN C. HORTON, Trustees, ROBERT L. HORTON and JOHN C. HORTON, Trustees, LAWRENCE J. HORTON and ANNE S. HORTON, as tenants in common, and LAWRENCE J. HORTON, individually, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by MARIE R. SCHILDMAYER and NELL MARIE.

HINSHAW, Trustees for the Schildmyer Family Trust, hereinafter called 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, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

TOWNSHIP 38 SOUTH, RANGE 11½ EAST OF WILLAMETTE MERIDIAN

Parcel No.

IN SECTION 34:

1. E½SW¼

2. Beginning at southeast corner of the SE¼NW¼ of said Section 34; thence west along the southerly line of said SE¼NW¼ of said Section 34, 1320 feet; more or less, to the southwest corner of said 40 acre tract; thence northerly along the westerly line of said 40 acre tract 668 feet, more or less, to the southerly line of the property heretofore conveyed to A. L. Michael by deed recorded in Volume 66 at page 552, Klamath County Records, thence southeasterly along the southerly line of said Michael Property to the westerly line of the property heretofore conveyed to H. L. Arant by deed recorded in Volume 33 at page 78, Klamath County Deed Records; thence southerly along the westerly line of said Arant property 570 feet, more or less, to the southwest corner thereof; thence easterly along the southerly line of said Arant property 960 feet, more or less, to the easterly line of the SE¼NW¼ of said Section 34; thence south along the easterly line of said SE¼NW¼ to the place of beginning.

3. Beginning at the southeast corner of the SW¼SW¼ of said Section 34, thence north along the east line of W¼SW¼ of said Section 34, a distance of 2640 feet, more or less, to the southeast corner of the SW¼NW¼ of said Section 34; thence continuing north along the east line of the SW¼NW¼ of Section 34, a distance of 630 feet, more or less, to the center line of a dry gulch or wash, so described in a deed recorded in Klamath County Deed Records in Volume 182 at page 255; thence North 75° west along said dry gulch, 53 feet, more or less to a fence line; thence south 0°54' east along said fence line 3283 feet, more or less, to the point of beginning.

IN SECTION 35:

4. S½SW¼

TOWNSHIP 39 SOUTH, RANGE 11½ EAST OF WILLAMETTE MERIDIAN

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IN SECTION 2:

5. Lot 1 and the SE¼NE¼
6. Lots 2, 3, 4, SW¼NE¼, S¼NW¼ and S¼

IN SECTION 3:

7. S¼, S¼N¼, S¼ of Lots 1 and 2

IN SECTION 4:

8. S¼SE¼

IN SECTION 9:

9. N¼NE¼
10. SE¼

IN SECTION 10:

11. NW¼NW¼
12. E¼, E¼NW¼ and SW¼

IN SECTION 11:

13. N¼, SW¼, W¼SE¼, SE¼SE¼

IN SECTION 12:

14. NW¼, N¼SW¼

IN SECTION 14:

15. N¼NE¼, NW¼, NE¼SW¼

IN SECTION 15:

16. NE¼NE¼

together with all water rights appurtenant to said real property,
and SUBJECT TO THE FOLLOWING RESERVATIONS AND EXCEPTIONS:

Reservations, including the terms and provisions thereof, in deed
from Horsefly Irrigation District to George Lewis, recorded May 13,
1938, in Book 115, page 474, Deed Records of Klamath County, Oregon.

Reservations of coal, oil, gas, and other minerals, including the
terms and provisions thereof, in deed from State Land Board of
the State of Oregon, to L. J. Horton and Anne S. Horton, recorded
March 17, 1948 in Deed Book 218, page 192, Records of Klamath
County, Oregon.

Right of way, including the terms and provisions thereof, from L. J.
Horton and Anne S. Horton, husband and wife to California Oregon
Power Company in Books 113 at page 545 and 231 at page 291, Deed
Records of Klamath County, Oregon.

Rights of the public in and to any portion of the above described
property lying within the limits of roads or highways.

~~Reservations of coal, oil, gas, and other minerals, including the terms and provisions thereof, in deed from State Land Board of the State of Oregon, to L. J. Horton and Anne S. Horton, recorded March 17, 1948 in Deed Book 218, page 192, Records of Klamath County, Oregon.~~

J. R. L. H. J. B. H.
 A. S. H.

Mortgage, including the terms and provisions thereof, dated March 2, 1965, recorded March 5, 1965 in Mortgage Volume 229 at page 98, given to secure the payment of \$228,000.00, with interest thereon and such future advances as may be provided therein, executed by Lawrence J. Horton and Anne S. Horton, husband and wife to the Federal Land Bank of Spokane, a corporation.

To have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 474,000⁰⁰. However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration.

WITNESS grantor's hand this 24 day of February, 1971.

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STATE OF OREGON

County of Klamath

} ss

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BE IT REMEMBERED that on this 24 day of February, 1971,
before me, the undersigned, a Notary Public in and for said
county and state, personally appeared the within named John C.
Horton, Robert L. Horton, Lawrence J. Horton and Anne S. Horton
known to me to be the identical individuals 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
affixed my official seal the day and year last above written.

[Signature]
Notary Public for Oregon

My commission expires: Feb 21, 1973

STATE OF ^{California} OREGON

County of Deschutes

} ss

BE IT REMEMBERED that on this 24 day of February, 1971,
before me, the undersigned, a notary public in and for said
county and state, personally appeared the within named Joan B.
Hardman known to me to be the identical individual described in
and who executed the within instrument and acknowledged to me
that she executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and
affixed my official seal the day and year last above written.

Blanche J. Lier
Notary Public for Oregon

My commission expires: July 13, 1971

STATE OF OREGON,
County of Klamath

Filed for record at request of

KIAMATH COUNTY TITLE CO

on this 19 day of June A.D. 1973

at 2:22 o'clock PM, and day

recorded in Vol. M 73 of DEEDS

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Wm D. MILNE, County Clerk

By [Signature] Deputy

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Fee \$ 8.00

Robt Klam Co Title
POB 151
N.D.