

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That JACK A. MOEBIUS and MILDRED V. MOEBIUS, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JOHN L. WESTFALL and IRENE WESTFALL, husband and wife, hereinafter called the 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:

A tract of land situated in the Southwest quarter of the Northwest quarter of Section 20, Township 28 South, Range 8 East of the Willamette Meridian, described as follows:

Beginning at the Northwest corner of the Northwest quarter of Section 20, Township 28 South, Range 8 East of the Willamette Meridian; thence South along the Section line a distance of 1,667.8 feet to a point; thence East a distance of 491.6 feet to a point; thence South $73^{\circ}06'30''$ East 150 feet; thence South $16^{\circ}53'30''$ West 80 feet to the true point of beginning; thence continuing South $16^{\circ}53'30''$ West 70 feet; thence South $73^{\circ}06'30''$ East 150 feet; thence North $16^{\circ}53'30''$ East 70 feet; thence North $73^{\circ}06'30''$ West 150 feet to the point of beginning.

SUBJECT TO Limited access in deed, including the terms and provisions thereof, from Joe Bellevance, et ux, to the State of Oregon, by and through its State Highway Commission, dated October 29, 1954, recorded in Deed Volume 271 at page 112 on December 10, 1954.

FURTHER SUBJECT TO That certain easement, including the terms and provisions thereof, for access to water well as disclosed by deed recorded August 13, 1965, in Deed Records of Klamath County, Volume M-65 at page 847 to Edmund E. Olson, et ux, and further clarified by unrecorded right of way agreement and well use easement and agreement entered into by and between grantors herein and Crown Zellerbach Corporation, a Nevada corporation.

TOGETHER WITH An easement over land 10 feet in depth along the West edge of the following described property:

A tract of land situated in the Southwest quarter of the Northwest quarter of Section 20, Township 28 South, Range 8 East of the Willamette Meridian, and being more particularly described as follows:

Beginning at the Northwest corner of the Northwest quarter of Section 20, Township 28 South, Range 8 East of the Willamette Meridian; thence South along the section line a distance of 1,667.8 feet to a point; thence East, a distance of 491.6 feet, to a point; thence North $16^{\circ}53'30''$ East parallel to the Easterly right of way line of the Dalles-California Highway, a distance of 100 feet to a point; thence South $73^{\circ}06'30''$ East a distance of 150 feet to the true point of beginning; thence South $16^{\circ}53'30''$ West parallel to said highway right of way, a distance of 180 feet to a point; thence South $73^{\circ}06'30''$ East, a distance of 150 feet to a point; thence North $16^{\circ}53'30''$ East, a distance of 180 feet to a point; thence North $73^{\circ}06'30''$ West, a distance of 150 feet to the true point of beginning, to permit ingress and egress as recorded in deed recorded August 13, 1965, in Klamath County Deed Records Volume M-65 at page 847, to Edmund E. Olson, et ux.

11820

TOGETHER WITH an easement 15 feet in depth on the North side of the following described property and an easement 5 feet in depth on the East side of the following described property as described in Warranty Deed from Jack A. Moebius and Mildred V. Moebius, husband and wife, to Tommy Forrest Coble and Uldean Coble, husband and wife, recorded in Volume M-65, page 1700, Deed Records of Klamath County, Oregon, to-wit:

Beginning at a point on the Easterly right-of-way line of the Dalles-California Highway, which point bears South along the Section line, 1667.8 feet, and East, 491.6 feet from the Section corner common to Sections 17, 18, 19 and 20, Township 28 South, Range 8 East of the Willamette Meridian; thence South 16°53'30" West, along the Easterly right-of-way line of said Highway, 100 feet; thence South 73°06'30" East 150 feet; thence North 16°53'30" East parallel to the Highway 100 feet; thence North 73°06'30" West, 150 feet to the point of beginning; being a portion of the West one-half of the Northwest one-quarter of Section 20, Township 28 South, Range 8 East of the Willamette Meridian;

And Also:

Beginning at a point on the Southeasterly right-of-way boundary of the Dalles-California Highway in the Southwest quarter of the Northwest quarter of Section 20, Township 28 South, Range 8 East of the Willamette Meridian; which point of beginning is North, 940.8 feet; thence East 482.9 feet; and thence South 16°55' West 70.1 feet from the one-quarter corner common to Sections 19 and 20 in said Township and Range; thence South 16°55' West along said right-of-way boundary a distance of 50 feet; thence South 73°05' East 150 feet; thence North 16°55' East 50 feet; thence North 73°05' West 150 feet, more or less, to the point of beginning, being a portion of the Southwest quarter of the Northwest quarter of Section 20, Township 28 South, Range 8 East of the Willamette Meridian, in the County of Klamath and State of Oregon.

TO HAVE AND TO HOLD the same unto the said grantee and grantee's heirs, successors and assigns forever.

And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances save and except easements, conditions or restrictions of record and especially, but not limited to, the above and that certain agreement for easement between the grantors herein and Crown Zellerbach Corporation which is presently unrecorded, and that grantor 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 \$3,000.00.

In construing this deed and where the context so requires, the singular includes the plural.

WITNESS grantor's hand this 23rd day of April, 1970.

Jack A. Moebius
Mildred V. Moebius

11821

STATE OF OREGON, County of Multnomah.) ss.

April 23, 1970

Personally appeared the above named JACK A. MOEBIUS and MILDRED V. MOEBIUS, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

(SEAL)

Donald Marshall
Notary Public for Oregon
My Commission expires: 9-17-72

STATE OF OREGON, }
County of Klamath } ss.

Filed for record at request of:

J. L. WESTFALL
on this 14th day of SEPTEMBER P. A. D., 1973
at 2:08 o'clock M. and duly
recorded in Vol. M 73 of DEEDS
Page 11819

WM. D. MILNE, County Clerk

Fee \$ 6.00

By *W. D. Milne*
Deputy.