

1967/50

KNOW ALL MEN BY THESE PRESENTS, That Donald L. Steers and Hazel Fern Steers, Husband and Wife, and William R. Wynn and Bernice M. Wynn, Husband and Wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Family Funland, Inc.,

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 parcel of land situated in the SW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a brass bolt on the intersection of the centerline of the Dalles-California Highway and the South line of said Section 1, said point being South 89°56' West a distance of 17.90 feet from the Southwest corner of the SE $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section 1 as shown on Survey No. 590 recorded in the office of the Klamath County Surveyor; thence North 46°09' West along the centerline of said highway a distance of 356.00 feet; thence North 17°48' West a distance of 63.18 feet to the intersection of the Southwesterly bank of the Enterprise Irrigation District canal and the Northeasterly right-of-way line of said highway; thence North 17°48' West along the right-of-way line of the canal 358.00 feet to the true point of beginning of the description; thence South 43°51' West 170.00 feet to the North-easterly right-of-way line of the State Highway; thence North 46°09' West

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.

1. Liens and assessments of Klamath Project and Enterprise Irrigation District, and regulations, contracts, easements, water and irrigation rights in connection therewith.

2. Any unpaid charges or assessments of Enterprise Irrigation District.

3. Terms and provisions contained in deed from Ernest E. Wallin, also known as Ernest Wallin, to the State of Oregon, by and through its State Highway Commission, dated April 26, 1972, recorded May 1, 1972

CONTINUED ON REVERSE
grantor will warrant and forever defend the above granted premises and every part and parcel thereof against the law-ful 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 \$12,500.00
However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which).

In construing this deed and where the context so requires, the singular includes the plural.
WITNESS grantor's hand this 9th day of October, 1973.

William R. Wynn
Bernice M. Wynn

Donald L. Steers
Hazel Fern Steers

STATE OF OREGON, County of Klamath ss. October 9, 1973.
Personally appeared the above named Donald L. Steers and Hazel Fern Steers, and William R. Wynn and Bernice M. Wynn, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: Caroline H. Marshall

(OFFICIAL SEAL)

Notary Public for Oregon
My commission expires Feb. 9, 1974

NOTE—The sentence between the symbols @; if not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

WARRANTY DEED

TO

AFTER RECORDING RETURN TO

WESTERN BANK
P. O. Box 1149
Klamath Falls, Ore. 97601

(DON'T USE THIS
SPACE, RESERVED
FOR RECORDING
LABEL IN COUN-
TIES WHERE
USED.)

STATE OF OREGON

County of ss.

I certify that the within instru-
ment was received for record on the
day of 19
at o'clock M. and recorded
in book on page or as
filing fee number, Rec-
ord of Deeds of said County.

Witness my hand and seal of
County affixed.

By Deputy

PROPERTY DESCRIPTION CONTINUED:

along the highway right-of-way 110.00 feet; thence North 43°51' East 209.77 feet to the Southerly right-of-way line of the irrigation canal; thence South 07°58' West along the canal right-of-way 49.08 feet; thence South 17°48' East along the canal right-of-way line 92.3 feet to the point of beginning, less any land lying inside the State Highway right-of-way.

EXCEPTIONS CONTINUED:

- in Volume M-72, page 4624, Microfilm records of Klamath County, Oregon.
4. Indenture of Access, including the terms and provisions thereof, by and between Ernest E. Wallin and the State of Oregon, dated May 29, 1973, recorded June 7, 1973, in Volume M-73, page 6987, Microfilm records of Klamath County, Oregon.
 5. Financing Statement No. 78946, including the terms and provisions thereof, by and between Donald Steers and Fern Steers, Debtors, and Lomma Enterprises, Inc., Secured Party, filed July 16, 1973, records of Klamath County, Oregon.
 6. Financing Statement No. 78947, including the terms and provisions thereof, by and between Bill Wynn and Bernice Wynn, Debtors, and Lomma Enterprises, Inc., Secured Party, filed July 16, 1973, records of Klamath County, Oregon.
 7. The ownership interest of Ernest E. Wallin as seller in that contract of sale on the above described real property, wherein Ernest E. Wallin is seller, and Donald L. Steers and Hazel Fern Steers, husband and wife, and William R. Wynn and Bernice M. Wynn, husband and wife, are purchasers, dated July 3, 1973, recorded August 21, 1973, in Volume M-73, page 11328, Microfilm records of Klamath County, Oregon.

STATE OF OREGON; COUNTY OF KLAMATH; ss.
Klamath Co Title

Filed for record at request of _____

this 9 day of October, A. D. 19 73 at 3:44 o'clock P. M., and

duly recorded in Vol. M-73, of Deeds on Page 13616

4.00

Wm D. MILNE, County Clerk

By Hazel Brazil