

WARRANTY DEED 83662

Vol. <sup>22</sup> Page 15283

This Indenture Witnesseth, THAT LEROY A. GIENGER and NINA M. GIENGER, husband and wife, hereinafter known as grantors for and in consideration of the sum of - - - Ten and 00/100 - - - Dollars paid, have bargained and sold, and by these presents do grant, bargain, sell and convey unto PATT E. HAMBLIN,

her heirs and assigns, the following described premises, situated in Klamath County, Oregon, to-wit:

The North 260 feet of that portion of the NE 1/4 of Sec. 14, Twp. 35 S., R. 9 E. W. M., lying Easterly of the thread of Sprague River, and Westerly of the Westerly right-of-way line of the Chiloquin-Sprague River Highway. RESERVING unto grantors, their heirs, representatives and assigns a perpetual non-exclusive easement over the Southerly 60 feet of the above described premises for purpose of ingress and egress to and from the Chiloquin-Sprague River Highway to Sprague River. It being expressly understood that grantors have heretofore granted an easement over said 60 feet to other persons for ingress and egress to and from properties owned by grantors and sold to them.

SUBJECT TO: Taxes for fiscal year, 1964-65, which are now a lien but not yet payable; rights of the public in and to any portion of the herein described property lying within the limits of roads or highways; rights of governmental bodies in and to any portion of the herein described property lying below high water mark of the Sprague River; Easement Agreement, including the terms and provisions thereof, recorded March 11, 1960, in Deed Volume 320 at page 365, Records of Klamath County, Oregon.

TO HAVE AND TO HOLD the said premises with their appurtenances unto the said grantee, her heirs and assigns forever. And the said grantors do hereby covenant to and with the said grantee, her heirs and assigns, that they are the owners in fee simple of said premises; that they are free from all incumbrances, except those above set forth, and that they will warrant and defend the same from all lawful claims whatsoever, except those above set forth.

IN WITNESS WHEREOF, They have hereunto set their hands and seal this 7th day of October, 1964.

STATE OF OREGON, } ss  
County of Klamath }

BE IT REMEMBERED, That on this 27<sup>th</sup> day of October, A. D. 1964, before me, the undersigned, a Notary Public, in and for said County and State, personally appeared the within named LEROY A. GIENGER and NINA M. GIENGER, husband and wife,

who are known to me to be the identical persons 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 official seal the day and year last above written.

From Office of  
GANONG & GANONG  
Attorneys at Law  
First Federal Bldg.  
6th and Main  
Klamath Falls, Oregon

After recording mail to

Miss Patt E. Hamblin  
228 28th Place  
Manhattan Beach, Calif.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of FIRST FEDERAL SAVINGS & LOAN

this 21st day of NOVEMBER A. D. 1973 at 8:57 o'clock A. M., and  
duly recorded in Vol. M 73, of DEEDS on Page 15283

FEE \$ 2.00

Wm D. MILNE, County Clerk

By Hazel D. Dyer

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