

1967/50

KNOW ALL MEN BY THESE PRESENTS, That Glenn Dehlinger and Dorothy Dehlinger, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Robert Dean West and Geneva Charlene West, 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 parcel of land situated in Section 5, Township 40 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Commencing at the Northeast corner of the NW $\frac{1}{4}$ of said Section 5; thence S 00°08'03" East along the East line of said NW $\frac{1}{4}$, 799.52 feet; thence leaving said East quarter section line West, 437.13 feet to the Point of Beginning for this description; thence continuing West, 520.00 feet; thence South, 144.48 feet to the beginning of a curve to the right; thence along the arc of a 202.56 feet radius curve to the right (delta = 81°59'56"; long chord = South 40°59'58" West, 265.78 feet) 289.90 feet to the point of reverse curve; thence along the arc of a 128.14 feet radius curve to the left (delta = 71°33'03"; long chord = South 46°13'24" West, 149.82 feet) 160.02 feet to the end of curve; thence South 10°26' 53" West, 66.47 feet to the north right-of-way line of Hill Road, a

CONTINUED ON REVERSE
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 except:

1. Acreage and use limitations under provisions of United States Statutes and regulations issued thereunder.
2. Liens and assessments of Klamath Project and Klamath Irrigation District, and regulations, contracts, easements, water and irrigation rights in connection therewith.

CONTINUED ON REVERSE

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 \$ 10,000.00. 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 10 day of April, 1974.

STATE OF OREGON, County of Klamath ss.

Personally appeared the above named Glenn Dehlinger and Dorothy Dehlinger, husband and wife,

and acknowledged the foregoing instrument to be their voluntary act and deed.

(OFFICIAL SEAL)

Before me: [Signature]
Notary Public for Oregon
My commission expires July 26, 1975

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

BEDDOE & HAMILTON
Attorneys At Law
298 Main Street
Klamath Falls Oregon 97601

STATE OF OREGON

County of

I certify that the within instrument was received for record on the day of 19 at o'clock M., and recorded in book on page or as file number. Record of Deeds of said County.

Witness my hand and seal of County attixed.

By Title Deputy

4464

PROPERTY DESCRIPTION CONTINUED:

county road, said point being on a curve convex to the north; thence Easterly along the arc of a 633.11 feet radius curve to the right (delta = 7°29'40"; long chord = South 73°05'19" East, 82.75 feet) 82.81 feet to the end of curve; thence South 69°20'29" East along said North right-of-way line, 741.76 feet to the beginning of a curve to the right; thence along the arc of a 1214.89 feet radius curve to the right (delta = 2°05'58"; long chord = South 68°17'30" east, 44.51 feet) 44.52 feet to a point on curve; thence leaving said North right-of-way line North, 816.32 feet to the point of beginning containing 10.13 acres more or less.

EXCEPTIONS CONTINUED:

3. Rules, regulations, liens, assessments, contracts, rights of way, easements, and any and all obligations created or imposed upon or affecting said premises by the Klamath Basin Improvement District, and any unpaid charges or assessments in connection therewith.

Tax Statements to be mailed to: Glenn and Dorothy Dehlinger
Rt. 2, Box 671 Hill Road
Klamath Falls, Oregon 97601

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Beddoe & Hamilton, Attorneys at Law

this 11th day of April A. D. 1974 at 1:30 o'clock P. M.

duly recorded in Vol. M 74 of Deeds on April 63

fee 4.⁰⁰

By W. D. MILNE, County Clerk
[Signature]

Returned to:
Beddoe & Hamilton
296 S. Main St.
City

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For
Cir
Kla
and
prop
Count
marri
Patri

SU
April, 1