

WHEN RECORDED MAIL TO

89736

FRITZ, CALOF & MILLS
ATTORNEYS AT LAW
18039 CRENSHAW BLVD.
TORRANCE, CALIF. 90504

Vol. 70 Page 7093

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That HARVEY H. HETRICK, 18327 Glenburn Avenue, Torrance, California 90504, herein after called the Grantor, for the consideration hereinafter stated to the Grantor paid by EFFIE C. HETRICK, 18327 Glenburn Avenue, Torrance, California 90504, hereinafter called Grantees, hereby grants, bargains, sells and conveys unto the said Grantees, as her sole and separate property, her assigns and the heirs of the said Grantee, all of the following described real property with the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining, situated in the County of Klamath, State of Oregon, to-wit:

N 1/2 SW 1/4 SE 1/4 of Section 23, Township 36 South, Range 10 East, W.M. (20 acres). This conveyance is made subject to easements, rights of way of record and those apparent on the land and Grantor reserves an easement for joint user roadway and all other roadway purposes over and across a 30 ft. wide strip of land laying east of adjoining and parallel to the westerly boundary, and to; (see Exhibit "A" attached hereto and made a part hereof.)

TO HAVE AND TO HOLD the above described and granted premises unto the said Grantee, her assigns and the heirs of such Grantee, forever; provided that the Grantee herein does not take the title in common but with the right of survivorship, that the fee shall vest absolutely in the Grantee.

And the Grantor above named hereby covenants to and with the above named grantee, her heirs and assigns, that Grantor is lawfully seized in fee simple of the above granted premises, that the said premises are free from all encumbrances except as hereinabove set forth, 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, except as hereinabove set forth.

The true and actual consideration paid for this transfer, stated in terms of dollars is \$10.00. However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration.

In construing this deed and where the context so requires, the singular includes the plural, the masculine includes the feminine and the neuter and, generally, all grammatical changes shall be made, assumed and implied to make the provisions hereof apply equally to corporations and to individuals.

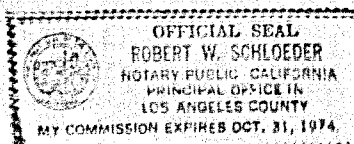
IN WITNESS WHEREOF, the Grantor has executed this instrument on the 29th day of May, 1974; if the Grantor is a corporation, it has caused its corporate name to be signed and its corporate seal to be affixed hereunto by its officers duly authorized thereunto by order of its board of directors.

Harvey H. Hetrick

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) ss.

On May 29, 1974 personally appeared the above named HARVEY H. HETRICK and acknowledged the foregoing instrument to be his voluntary act and deed.

WITNESS MY HAND AND SEAL
Robert W. Schloeder
Notary Public in and for said
County and State



7094

EXHIBIT "A"

Easements, rights of way of record and those apparent on the land and;

Grantor reserves for grantee and for adjoining property owners and their assigns and successors, a 60 ft. wide easement for joint user roadway and all other roadway purposes over and across a 60 ft. wide strip of land laying north of, adjoining, and parallel to the southerly boundary of the N 1/2 of Sec. 23: T 36S, R 10E, W.M. and;

Also over and across a 60 ft. wide strip of land laying North of, adjoining, and parallel to the southerly boundary of NW 1/4 of Sec. 24: T 36S, R 10E, W.M. and;

Also over and across a 60 ft. wide strip of land laying east of, adjoining, and parallel to the westerly boundary of NW 1/4 of Sec. 23: T 36S, R 10E, W.M. and;

Also over and across a 60 ft. wide strip of land laying north of, adjoining, and parallel to the southerly boundary of E 1/2 of SW 1/4 of Sec. 23: T 36S, R 10E, W.M. and;

Also over and across a 60 ft. wide strip of land laying north of, adjoining, and parallel to the southerly boundary of Sec. 14: T 36S, R 10E, W.M. and;

Also over and across a 60 ft. wide strip of land laying north of, adjoining, and parallel to the southerly boundary of SE 1/4 of Sec. 15: T 36S, R 10E, W.M. and;

Also over and across a 60 ft. wide strip of land laying east of, adjoining, and parallel to the westerly boundary of Lots #13, #20, #21, #28, #29, Sec. 13: T 36S, R 10E, W.M. and;

Also over and across a 60 ft. wide strip of land laying east of, adjoining, and parallel to the westerly boundary of Lots #18, #23, #26, #31, #30, #27, #22, Sec. 14: T 36S, R 10E, W.M. and;

Also over and across a 60 ft. wide strip of land laying north of, adjoining, and parallel to the southerly boundary of Lots #21, #22, #23, #24, Sec. 14: T 36S, R 10E, W.M. and;

Also over and across a 60 ft. wide strip of land laying east of, adjoining, and parallel to the westerly boundary of NE 1/4, Sec. 23: T 36S, R 10E, W.M. and;

Also over and across a 60 ft. wide strip of land laying west of, adjoining, and parallel to the easterly boundary of NW 1/4 of Sec. 24: T 36S, R 10E, W.M., and of the SW 1/4 of Sec. 13: T 36S, R 10E, W.M. and that part of Lot #14, Sec. 13: T 36S, R 10E, W.M. that lays south of Sprague River Highway.

STATE OF OREGON; COUNTY OF KLAMATH: ss.

Filed for record at request of

this 10th day of JUNE A.D. 1974 at 12:50 o'clock P.M. and duly recorded in

Vol. 1174 of DEEDS on Page 7093

P-E 4.00

WM. D. MILNE, County Clerk

By *Harold Drayton* Deputy