

KNOW ALL MEN BY THESE PRESENTS, That HUGH W. WHIPPLE and OMA WHIPPLE, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by CHARLES V. HIGBEE and SALLY R. HIGBEE, 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:

The NE 1/4 of SW 1/4 of Section 23, Township 39 South, Range 11 1/2, E. W.M., Klamath County, Oregon, together with a perpetual easement for road and utility purposes, over that part of the Southerly 30 feet of the NE 1/4 SE 1/4, Section 22, Township 39 South, Range 11 1/2 E.W.M., lying Easterly of the North Poe Valley Road.

Including a perpetual easement for roadway and utility purposes over that part of the NW 1/4 SW 1/4, Section 23, Township 39 South, Range 11 1/2 E.W.M., Klamath County, Oregon, lying within the boundaries of the following described parcel: Beginning at a point that is 30 feet North of the SE corner of said NW 1/4 SW 1/4, thence Westerly parallel to and 30 feet distant from the South line of said NW 1/4 SW 1/4 a distance of 668 feet, thence Northwesterly 200 feet to a point that is 50 feet North of the South line of said NW 1/4 SW 1/4, thence due South 20 feet, thence Westerly parallel to and 30 feet distant from the South line of said NW 1/4 SW 1/4 452 feet more or less to a point on the West line of said NW 1/4 SW 1/4 that is 30 feet North of the SW corner of said NW 1/4 SW 1/4, thence South 30 feet, thence Easterly along the South line of said NW 1/4 SW 1/4 to the SE corner of said NW 1/4 SW 1/4, thence North 30 feet to the point of beginning.

The parties hereto, their successors and assigns agree to share equally the costs of maintenance of the portions of the above mentioned easements benefitting them.

SUBJECT TO: All future real property taxes and assessments; contracts, liens, assessments, water rights, proceedings, taxes and assessments relating to the Klamath Basin Improvement District, and all rights of way for roads, ditches, canals, and conduits, if any there may be; Mortgage, including the terms and provisions thereof, given by Hugh W. Whipple and Oma Whipple, husband and wife, to Western Bank dated August 6, 1973, recorded August 10, 1973, in Volume M-73, page 10639, Microfilm Records of Klamath County, Oregon, to secure the payment of \$44,000.00, which said Mortgage Grantees herein assume and agree to pay according to the terms thereof, and hold Grantors harmless therefrom.

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 as above 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.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 62,500.00

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

WITNESS grantor's hand this 24th day of June, 1974.

X Hugh W. Whipple  
X Oma Whipple



7848

STATE OF OREGON,

County of ~~Multnomah~~  
CLACKAMAS

BE IT REMEMBERED, That on this EIGHTH day of June, 19 74, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named HUGH W. WHIPPLE and OMA WHIPPLE, husband and wife,

known to me to be the identical individual S 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 affixed my official seal the day and year last above written.

My Commission expires SEPT. 24, 1977

Until a change is requested all tax statements shall be sent to the following address: *West Bank*

5: Western Bark  
P.O. Box 1149  
City

# WARRANTY DEED

(FORM No. 782)

STATE OF OREGON.

County of Klamath

I certify that the within instrument was received for record on the 25th day of June, 1914, at 4:16 o'clock P. M., and recorded in book 25-74 on page 7117.

Witness my hand and seal of  
County affixed.

Wm. D. Milne

County Clerk

BY Special Agent in Charge

AFTER RECORDING RETURN TO

DON SLOAN

101 52 57

R. T. A. 65.

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