

20140-412 TH 28-7477

WARRANTY DEED TO CREATE EST. BY THE ENTIRETY 6 11 03 AM 1974 Vol. 74 Page 9576

This Indenture Witnesseth, THAT LOWELL C. BACHTELL and MANDA R. BACHTELL, husband and wife, hereinafter known as grantors, for and in consideration of the sum of

paid, have bargained and sold and by these presents do grant, bargain, sell and convey unto FRANK TOPELL and VIRGINIA TOPELL,

husband and wife, the following described premises, situated in Klamath County, Oregon, to-wit:

PARCEL NO. 1: Beginning at a point on the South line of the Klamath Falls-Lakeview Highway at a point from which the Northwest corner of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Sec. 15, Twp. 39 S., R. 10 E.W.M. bears North 38°50' West 1076.0 feet, said point of beginning being also known as the Northeast corner of what is known as the Sweeney Tract, thence East along the South line of the Highway to a point of intersection with the line running South 4°10' East and parallel to the East line of the Sweeney Tract, and distant therefrom 138 feet measured at right angles to said line of the Sweeney Tract, thence South along said parallel line to the North line of the Government Canal, thence Southwest along said line of canal to the Southeast corner of the Sweeney Tract, thence North 4°10' West along said line of Sweeney Tract to the place of beginning.

PARCEL NO. 2: Beginning at a point on the South side of Highway at Olene, from which the Northwest corner of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Sec. 15, Twp. 39 S., R. 10 E.W.M. bears North 38°50' West 1076 feet distant; thence South 84°05' West 298.5 feet; thence South 4°10' East 200 feet; thence North and East along North bank of U.S.R.S. Canal 227 feet; thence North 4°10' West 220 feet to the place of beginning.

SUBJECT TO: Taxes for fiscal year commencing July 1, 1966, which are now a lien but not yet payable; Acreage and use limitations under provisions of the United States Statutes and regulations issued thereunder; contracts, water rights, proceedings, taxes and assessments relating to irrigation, drainage and/or reclamation of said lands; and all rights of way for roads, ditches, canals, and conduits, if any of the above there may be: Agreement recorded June 28, 1926, in Deed Vol. 10 at page 597, Records of Klamath County, Oregon, relative to irrigation and drainage; Easement recorded under Instrument No. 34281 and in an instrument recorded April 17, 1956, in Deed Vol. 2-2 at page 200, Records of Klamath County, Oregon; Lease, recorded Oct. 10, 1952, in Deed Vol. 2-2 at page 571, Records of Klamath County, Oregon; Reservation of a life estate in one-half of all mineral rights and an undivided one-half of all rights to the steam upon said property with the right of ingress and egress for the purpose of utilizing said reserved rights as set forth in Deed from Elsie A. Eggers to Thomas D. Crockett and Leatrice J. Crockett, his wife.

TO HAVE AND TO HOLD the said premises with their appurtenances unto the said grantees as an estate by the entirety. And the said grantors do hereby covenant, to and with the said grantees, and their 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 hand and seal, this 15th day of August 1966.

Lowell C. Bachtell (SEAL)

Manda R. Bachtell (SEAL)

(SEAL)

(SEAL)

STATE OF OREGON, County of Klamath) ss. August 22nd 1966
Personally appeared the above named Lowell C. Bachtell and Manda R. Bachtell, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

From Office of
GARONE, GANONG & GORDON
First Federal Building
Klamath Falls, Oregon

Before me:
Notary Public for Oregon
My commission expires 11-22-67

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

Return
First Federal
2943 So. 6th
City

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 6th day of AUGUST 19 74 at 11:03 o'clock A.M. and recorded in book 1174 on page 2576 Record of Deeds of said County.

Witness my hand and seal of County aforesaid.

By Hazel Dingle County Clerk-Recorder
Deputy

FEE \$ 2.00