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AUG 26 10 23 AM 1974

1 THIS INDENTURE WITNESSETH, that EDWARD LAMPE and HELEN LAMPE, husband and
2 wife, and CARL TERAVAINEN and BEULAH TERAVAINEN, husband and wife, hereinafter
3 known as Grantors, for the consideration hereinafter stated, have bargained and
4 sold, and by these presents do grant, bargain, sell and convey unto JAMES
5 RUSSELL McGIBBENY and SHIRLEY M. McGIBBENY, husband and wife, hereinafter known
6 as Grantees, the following described premises, situated in Klamath County,
7 Oregon, to-wit:

8 PARCEL 1: A parcel of land situated in the S $\frac{1}{2}$ SW $\frac{1}{4}$ of Section 11, Township
9 35 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon,
more particularly described as follows:

10 Beginning at a one-half inch iron pin at the intersection of the North
11 line of the S $\frac{1}{2}$ SW $\frac{1}{4}$ of said Section 11 with the centerline of the County
12 Road known as the Sken Ranch Road, said point being South 89 degrees 19'
13 45" East a distance of 694.57 feet from the iron pin marking the North-
14 west corner of the SW $\frac{1}{4}$ SW $\frac{1}{4}$ of said Section 11; thence South 11 degrees
15 22'10" West along the centerline of said road a distance of 600.00 feet
16 to a one-half inch iron pin; thence North 82 degrees 48'26" East a
17 distance of 966.70 feet to a one-half inch iron pin on the Westerly bank
of the Sprague River; thence continuing North 82 degrees 48'26" East to
the centerline or thread of said river; thence Northwesterly along the
centerline of said river to its intersection with the North line of the
S $\frac{1}{2}$ SW $\frac{1}{4}$ of said Section 11; thence North 89 degrees 19'45" West to a one-
half inch iron pin on the Westerly bank of said river; thence continuing
North 89 degrees 19'45" West a distance of 540.42 feet to the point of
beginning.

18 PARCEL 2: A parcel of land situated in the S $\frac{1}{2}$ SW $\frac{1}{4}$ of Section 11, Township
19 35 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon,
more particularly described as follows:

20 Beginning at a one-half inch iron pin in the centerline of the County
21 Road known as the Sken Ranch Road, said point being South 89 degrees
22 19'45" East a distance of 694.57 feet and South 11 degrees 22'10" West
23 a distance of 600.00 feet from the iron pin marking the Northwest corner
24 of the SW $\frac{1}{4}$ SW $\frac{1}{4}$ of said Section 11; thence continuing South 11 degrees 22'
25 10" West along the centerline of said road a distance of 179.62 feet to
26 a one-half inch iron pin at the intersection with the centerline of a
27 public useage road; thence South 28 degrees 06'50" East along the center-
28 line of said public useage road a distance of 330.00 feet to a one-half
29 inch iron pin; thence North 77 degrees 20'36" East a distance of 1718.42
30 feet to a one-half inch iron pin on the Westerly bank of the Sprague
31 River; thence continuing North 77 degrees 20'36" East to the centerline
32 or thread of said river; thence Northwesterly along the centerline of
said river to a point that is North 82 degrees 48'26" East from the point
of beginning; thence South 82 degrees 48'26" West to a one-half inch iron
pin on the Westerly bank of said river; thence continuing South 82 degrees
48'26" West a distance of 966.70 feet to the point of beginning.

SUBJECT TO:

1. 1969-70 taxes, now a lien but not yet payable.
2. Acreage and use limitations under provisions of the United States
Statutes and regulations issued thereunder. All contracts, water rights,
proceedings, taxes and assessments relating to irrigation, drainage,

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1 and/or reclamation of said lands; and all rights of way for roads, ditches,
2 canals, and conduits, if any of the above there may be.

3 3. Rights of governmental bodies, if any, in and to that portion of the
4 above described property lying below high water mark of Sprague River.

5 4. Easement and right of way, including the terms and provisions thereof,
6 from Wm. M. Bray to United States of America, dated April 7, 1939,
7 recorded February 21, 1941, in Book 135, page 473, Deed Records of Klamath
8 County, Oregon.

9 5. Rights of the public in and to any portion of the above described
10 property lying within the limits of public roads and highways.

11 The true and actual consideration paid for this transfer, stated in terms
12 of dollars, is \$14,000.00.

13 TO HAVE AND TO HOLD the said premises with their appurtenances unto the
14 said Grantees as an estate by the entirety. And the said Grantors do hereby
15 covenant to and with the said Grantees, and their assigns, that they are the
16 owners in fee simple of said premises; that they are free from all encumbrances,
17 except those above set forth, and that they will warrant and defend the same
18 from all lawful claims whatsoever, except those above set forth.

19 IN WITNESS WHEREOF, they have hereunto set their hands and seals this
20 19th day of August, 1969.

21 Edward Lampe (SEAL)

22 Helen Lampe (SEAL)

23 Carl Teravainen (SEAL)

24 Bulah Teravainen (SEAL)

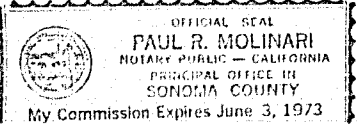
25 STATE OF CALIFORNIA)
26) ss.
27 County of Sonoma)

28 Sept 4, 1969

29 Personally appeared EDWARD LAMPE and HELEN LAMPE, husband and wife, and
30 acknowledged the foregoing instrument to be their voluntary act and deed.

31 Before me:

32 Paul R. Molinari
NOTARY PUBLIC FOR CALIFORNIA



My Commission expires: June 3, 1973

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1 STATE OF CALIFORNIA)
2 County of San Francisco) ss. September 8,
August, 1969

3 Personally appeared CARL TERAVAINEN and BEULAH TERAVAINEN, husband and
4 wife, and acknowledged the foregoing instrument to be their voluntary act and
5 deed.

6 Before me:

Lillian G. Hinds
NOTARY PUBLIC FOR CALIFORNIA

My Commission expires: Nov. 15, 1972



STATE OF OREGON,)
County of Klamath)
Filed for record at request of
LAMPE REALTY

on this 26th day of AUGUST A.D. 19 71
at 10:26 o'clock A. M. and day
of Aug. M. 71 at DEEDS
page 10343

Wm D. MILNE, County Clerk
By Hayden Deputy
fee \$ 6.00

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Page 3 - Warranty Deed.

Ref. James M. S. Gibbons