

34923

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1 THIS INDENTURE WITNESSETH, that HAROLD DEHLINGER AND SON, a co-partnership,
2 hereinafter known as Grantor, for the consideration hereinafter stated, has bar-
3 gained and sold, and by these presents does grant, bargain, sell and convey
4 unto LEN A. DOBRY and MARCIA E. DOBRY, husband and wife, Grantees, the following
5 described premises, situated in Klamath County, Oregon, to-wit:

6 A tract of land situated in the W¹/₂SE¹/₄ of Section 28, Township 39 South,
7 Range 10 East of the Willamette Meridian, Klamath County, Oregon, more
8 particularly described as follows:

9 Beginning at a 5/8 inch iron pin on the Northeast corner of the NW¹/₄NE¹/₄
10 of said Section 28; thence South 89°49'03" East 10.70 feet to a one-half
11 inch iron pin on the centerline of the Hill (Bradbury) Road as constructed;
12 thence following said road centerline: South 00°25'10" West 1610.83 feet;
13 thence along the arc of a curve to the left (central angle - 17°10'00";
14 R-572.96 feet) 171.67 feet; thence South 16°44'50" East 227.80 feet;
15 thence along the arc of a curve to the right (central angle - 39°42'10";
16 R-636.32 feet) 441.14 feet; thence South 22°57'20" West 87.70 feet; thence
17 along the arc of a curve to the left (central angle - 22°34'30"; R-477.47
18 feet) 188.13 feet to a P. K. nail; thence leaving said centerline North
19 89°37'10" West 30.00 feet to the Westerly right-of-way line of said road
20 and the true point of beginning of this description; thence South 00°22'50"
21 West along said right-of-way line 785.00 feet to a 5/8 inch iron pin;
22 thence North 89°37'10" West 555.35 feet to a 5/8 inch iron pin; thence
23 continuing North 89°37'10" West 35.79 feet to the centerline of an irri-
24 gation ditch; thence North 13°43'53" West along said centerline 809.43
25 feet; thence South 89°37'10" East 35.79 feet to a 5/8 inch iron pin;
26 thence continuing South 89°37'10" East 732.70 feet to a 5/8 inch iron
27 pin; thence continuing South 89°37'10" East 20.00 feet to the true point
28 of beginning of this description.

29 RESERVING UNTO GRANTOR, its successors and assigns, an easement for in-
30 gress and egress for the purpose of using and maintaining the existing
31 irrigation and drainage ditches through the property, which easement shall
32 be reserved for the benefit of all persons having an interest in said
33 irrigation and drainage ditches.

34 SUBJECT TO: Acreage and use limitations under provisions of the United
35 States Statutes and regulations issued thereunder; Liens and assessments
36 of Klamath Project and Klamath Irrigation District, and regulations, con-
37 tracts, easements, and water and irrigation rights in connection there-
38 with; Right of Way for irrigation ditch as set out in deed recorded Jan-
39 uary 25, 1930, in Book 89, page 560 Deed Records, Klamath County, Oregon,
40 and as disclosed by the description contained therein; Easements and
41 rights of way of record and apparent on the land, if any.

42 The true and actual consideration paid for this transfer is \$10,500.00.

43 TO HAVE AND TO HOLD the said premises with their appurtenances unto the
44 said Grantees as an estate by the entirety. And the said Grantor does hereby
45 covenant, to and with the said Grantees, and their assigns, that Grantor is the
46 owner in fee simple of said premises; that they are free from all incumbrances,
47 except those above set forth, and that Grantor will warrant and defend the same
48 from all lawful claims whatsoever, except those above set forth.

RECEIVED NOV 18 1974
12:30 pm

DANONG, DANONG
& GORDON
ATTORNEYS AT LAW
KLAMATH FALLS, ORE.

Warranty Deed - Page 1.

14814

1 IN WITNESS WHEREOF, Grantor has hereunto set its hand this 3d day of March,
2 1971.

HAROLD DEHLINGER AND SON,

By Dorothy M. Dehlinger
By Sam B. Dehlinger
By Delbert H. Dehlinger
Partners

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8 STATE OF OREGON)
County of Klamath) ss

9 On this 9th day of March, 1971, before me, a Notary Public, personally
10 appeared Dorothy M. Dehlinger, Sam B. Dehlinger and Delbert H. Dehlinger, who
11 acknowledged themselves to be members of Harold Dehlinger and Son, a co-
12 partnership, and that they, as such partners, being authorized so to do, exe-
13 cuted the foregoing instrument for the purposes therein contained by signing
14 the name of the partnership by themselves as co-partners.

15 IN WITNESS WHEREOF, I hereunto set my hand and official seal.

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Notary Public for Oregon
My Commission Expires: Aug 20, 1973

STATE OF OREGON, }
County of Klamath } ss.

Filed for record at request of:
MRS. LEN DOBRY

on this 18th day of NOVEMBER A. D., 19 74
at 12:30 o'clock P M. and duly
recorded in Vol. M 74 of DEEDS
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WM. D. MILNE, County Clerk

By Hazel Drasil Deputy.
Fee \$ 4.00

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32
Tape 4
Rev. Len G. Dobry
7606 - Donald St.
Klamath Falls, Ore.

Warranty Deed - Page 2.

GANDON, GANDON
& GORDON
ATTORNEYS AT LAW
KLAMATH FALLS, ORE.