

28-8169

This Indenture Witnesseth, THAT RUBEN H. WRIGHT and NELLIE WRIGHT, husband and wife, hereinafter known as grantors for the consideration hereinafter recited, have bargained and sold, and by these presents do grant, bargain, sell and convey unto WALDEMAR A. CHECKAN, his heirs and assigns, the following described premises, situated in Klamath County, Oregon, to-wit:

The S $\frac{1}{2}$ of the NE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 23, Township 36 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

TOGETHER WITH a non-exclusive easement for ingress and egress over and across a 60 ft. wide strip of land lying East of, adjoining and parallel to the Westerly boundary of Lots 13, 20, 21, 28 and 29, Section 13, Township 36 South, Range 10, E.W.M., to the Northeast corner of Section 23, Township 36 South, Range 10, E.W.M.

AND ALSO TOGETHER WITH a non-exclusive easement for ingress and egress over and across the existing logging road beginning at the Northeast corner of Section 23, Township 36 South, Range 10, E.W.M., and continuing Southwesterly across the NE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 23, Township 36 South, Range 10, E.W.M. to the Northerly boundary of the S $\frac{1}{2}$ NE $\frac{1}{4}$ of Section 23, Township 36 South, Range 10, E.W.M.

SUBJECT TO: Rights of the public in and to any portion of said premises lying within the limits of roads and highways; Easements and rights of way of record or those apparent on the land, if any;

The true and actual consideration for this transfer is \$6,000.00 ~~being~~

The foregoing recitation of consideration is true as I verily believe.

TO HAVE AND TO HOLD the said premises with their appurtenances unto the said grantee, his heirs and assigns forever. And the said grantors do hereby covenant to and with the said grantee, his heirs and 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 hands and seals this 17th day of December, 1974

(SEAL)

(SEAL)

(SEAL)

(SEAL)

STATE OF OREGON, County of Klamath, ss. December 20th, 1974.
Personally appeared the above named Ruben H. Wright and Nellie Wright, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

From Office of
GANDONG, GORDON & SISEMORE
First Federal Building
Klamath Falls, Oregon

Before me:

Debra D. Goehner

Notary Public for Oregon.
My commission expires 11/25/76

Until a change is requested, all tax statements shall be sent to:
Waldemar A. Checkan
1821 Lakeville Highway
Petaluma, California 94952

Return
Transamerica
adv: Helen

STATE OF OREGON, }
County of Klamath } ss.

I certify that the within instrument was received for record on the 13th day of Jan. 1975, at 3:50 o'clock P.M., and recorded in book M-75 on page 509. Record of Deeds of said County.

Witness my hand and seal of County affixed.

By *Wm. D. Milne* County Clerk-Recorder
Deputy
Fee \$2.00

RECEIVED JAN 13 1975

3:50 pm