

3980 38-9486  
KNOW ALL MEN BY THESE PRESENTS, That

Robert B. Chilcote

9704

to grantor paid by Charles Edward Hacker and Grace Esther Hacker, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, as tenants by the entirety 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:

A tract of land situated in the NW $\frac{1}{4}$ NW $\frac{1}{4}$ SW $\frac{1}{4}$ NW $\frac{1}{4}$  of Section 11, Township 39 South, Range 9 East of the Willamette Meridian, more particularly described as follows: Beginning at an iron pin on the intersection of the East boundary of Summers Lane and the centerline of Denver Avenue, said point being South 0 deg. 13 $\frac{1}{2}$  min. East a distance of 1661.9 feet and South 89 deg. 58 min. East a distance of 30.0 feet (South 0 deg. 13 $\frac{1}{2}$  min. East a distance of 1662.5 feet and North 89 deg. 44 $\frac{1}{2}$  min. East a distance of 30.0 feet by recorded legal description) from the North-west corner of said Section 11; thence North 0 deg. 13 $\frac{1}{2}$  min. West along the East boundary of Summers Lane a distance of 131.25 feet to an iron pin; thence South 89 deg. 55 $\frac{1}{2}$  min. East (North 89 deg. 47 min. East by recorded legal description) parallel with the North boundary of the N $\frac{1}{2}$ SW $\frac{1}{4}$ NW $\frac{1}{4}$  of said Section 11 a distance of 190.5 feet, 13 $\frac{1}{2}$  min. East (South 0 deg. 07 min. East by recorded legal description) along the centerline of said Drain Ditch and parallel with the centerline of Summers Lane a distance of 131.15 feet to the centerline of Denver Avenue; thence North 89 deg. 58 min. West (South 89 deg. 44 $\frac{1}{2}$  min. West by recorded legal description) a distance of 190.5 feet, more or less, to the point of beginning, less K.I.D. Drain Ditch right of way along the East boundary of the above described tract of land.

EXCEPTING THEREFROM a strip of land 30 feet in width along the South line of said premises to be used for road purposes.

This conveyance is subject to:

Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Irrigation District;

Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District;

Rights, as set forth in deed from George H. Burton and Sarah Burton, husband and wife, to A. Imig recorded January 3, 1931, in Book 92 at page 273, Deed Records of Klamath County, Oregon, as to joint use of irrigation ditch conveying water from the canal;

Rights of the public in and to any portion of the above described property lying within the limits of roads or highways;

(Continued below)

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.

Subject To: (Continued from above)

An easement, including the terms and provisions thereof, recorded in Book 309 at page 415, Deed Records, reserving unto the grantors easement for roadway along the West side of the right of way of Klamath Irrigation District Drainage Ditch above referred to;

Taxes for the fiscal year 1975-76 not yet payable.

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 \$ 28,500.00

~~However, the actual consideration consists of or includes other property or value given or promised which is~~

~~consideration (indicate which)~~

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

WITNESS grantor's hand this 11th day of August, 1975

Robert B. Chilcote

NOTE—The sentence between the symbols ①, if not applicable, should be deleted. See ORS 93.030.

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

FIRST NATIONAL BANK OF OREGON

STATE OF OREGON,

County of Klamath

ss.

9785

BE IT REMEMBERED, That on this 11th day of August, 1975, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named Robert B. Chilcote

known to me to be the identical individual described in and who executed the within instrument and acknowledged to me that he 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.

*Wm. E. Chilcote*

Notary Public for Oregon.

My Commission expires April 15, 1979

WARRANTY DEED

(FORM No. 783)

STEVENS-NESS LAW PUB. CO., PORTLAND, ORE.

STATE OF OREGON

ss.

County of Klamath

I certify that the within instrument was received for record on the 19th day of August, 1975, at 3:55 o'clock PM, and recorded in book M75 on page 9704 or as file number. Record of Deeds of said County. Witness my hand and seal of County affixed.

Wm. J. Milne

County Clerk

Title.

By *Harold D. May* Deputy.

AFTER RECORDING RETURN TO

*First National*  
*R.E. L. D. Pl. B. 1935*  
*City*

Fee \$6.00