

4198

WARRANTY DEED

Vol. 78

Page 9977

THIS INDENTURE WITNESSETH, That IDA MAE SMITH RECHEL and E. TED RECHEL, wife and husband, herein called "grantors", in consideration of THIRTEEN THOUSAND FIVE HUNDRED AND NO/100 DOLLARS to them paid, have bargained and sold and by these presents do grant, bargain, sell and convey to JERRY ALLEN PARRISH, THURMAN PARRISH, TERRY BART PARRISH and DELTHIA PARRISH, herein called "grantees", their heirs and assigns forever, an undivided 5/32 interest in and to the following-described premises, situated in Klamath County, State of Oregon:

PARCEL 1: An undivided 5/32 interest in the NW $\frac{1}{4}$, Section 10, Township 36 S., R. 10 E.W.M.

An undivided 5/32 interest in the SW $\frac{1}{4}$, Section 10, Township 36 S., R. 10 E.W.M., SAVING AND EXCEPTING THEREFROM 16.9 acres described as follows: All that portion of the E $\frac{1}{2}$ SW $\frac{1}{4}$, Section 10, Township 36 S., R. 10 E.W.M., which lies Southeasterly from the 100 foot right of way of the Oregon, California and Eastern Railway, said parcel beginning at the SE corner of said SW $\frac{1}{4}$, said Section 10; running thence Westerly along the S. section line of said Section 10 a distance of 504 feet, more or less, to the Easterly boundary of said railroad right of way; thence running Northerly and Northeasterly along said Easterly boundary of said railway right of way to an intersection with the Easterly line of said SW $\frac{1}{4}$, said Section 10, which intersection is 1705 feet, more or less, Northerly from point of beginning; thence S. to the point of beginning.

An undivided 5/32 interest in the NE $\frac{1}{4}$, Section 10, Township 36 S., R. 10 E.W.M., SAVING AND EXCEPTING THEREFROM the right of way of the Chiloquin-Sprague River Highway as described in deed to Klamath County recorded July 25, 1931, in Deed Volume 95, Page 615, records of Klamath County, Oregon.

PARCEL 2: An undivided 5/32 interest in Lots 12 and 13, Section 23, Township 36 S., R. 12 E.W.M.

PARCEL 3: An undivided 5/32 interest in the SE $\frac{1}{4}$, Section 8, Township 36 S., R. 12 E.W.M.

PARCEL 4: An undivided 5/32 interest in the E $\frac{1}{2}$ SW $\frac{1}{4}$, W $\frac{1}{2}$ SE $\frac{1}{4}$, Section 6, Township 35 S., R. 12 E.W.M.

SUBJECT TO: (1) 1975-76 real property taxes which are now a lien but not yet due and payable. (2) Acreage and use limitations under provisions of United States Statutes and regulations issued thereunder. (3) Liens, assessments, contracts, water rights, proceedings, taxes relating to irrigation, drainage and/or reclamation of said lands, and all rights of way for ditches, canals and conduits, if any of the above there may be. (4) Rights of the federal government, the State of Oregon and the general public in any portion of the herein-described premises lying below the high water line of Sprague River. (5) Reservations and restrictions contained in Land Status Report, recorded

(Warranty Deed - 1)

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March 9, 1959, in Deed Volume 310, Page 343, records of Klamath County, Oregon. (6) Reservations and restrictions contained in Land Status Report, recorded March 9, 1959, in Deed Volume 310, Page 354, records of Klamath County, Oregon. (7) Reservations and restrictions contained in Land Status Report, recorded March 3, 1959, Deed 310, Page 222, records of Klamath County, Oregon. (8) Reservations and restrictions contained in Land Status Report, recorded November 3, 1958, in Deed Volume 305, Page 614, records of Klamath County, Oregon. (9) Right of way for transmission line, including the terms and provisions thereof, given by The United States National Bank of Portland, Trustee, et al, dated February 26, 1959, recorded March 2, 1959, in Deed Volume 310, Page 191, and given by Harold Parrish, Guardian, dated February 13, 1959, recorded February 19, 1959, in Deed Volume 309, Page 14, records of Klamath County, Oregon,

together with all tenements, hereditaments and appurtenances hereunto belonging or appertaining, and all estate, right, title and interest in and to the same.

TO HAVE AND TO HOLD said premises unto grantees, their heirs and assigns forever. Said grantors do covenant to and with said grantees, their heirs and assigns, that they are the owners of said premises, being lawfully seized in fee simple thereof; that said premises are free from all encumbrances, except as stated above; and that they and their heirs and representatives will warrant and defend the same from all lawful claims whatsoever.

The true and actual consideration for this transfer is \$13,500.00.

IN WITNESS WHEREOF, We have hereunto set our hands this 19th day of August, 1975.

E. Ted Rechel
Ida Mae Smith Rechel

STATE OF OREGON }
County of KLAMATH } ss. August 19th, 1975

Personally appeared the above-named IDA MAE SMITH RECHEL and E. TED RECHEL, wife and husband, known to me to be the identical persons described as grantors in the within Deed, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Return to the same address as below:

Herman F. Smith
NOTARY PUBLIC FOR OREGON
My commission expires 12-21-78

SEND TAX STATEMENTS TO:

Harold Parrish et al
P.O. 130 x 381
Seaside, 12102, OR
97639

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Klamath County Title Company

this 26th day of August A. D., 1975 at 2:30 o'clock P.M., and duly recorded in

Vol. M75, of Deeds on Page 9977

Fee \$6.00

WM. D. MILNE, County Clerk
By Harold Parrish Deputy