

WARRANTY DEED

A-20642

JOHN C. ARGETSINGER and DORIS J. ARGETSINGER, husband and wife,
Grantors, convey and warrant to WILLIAM PAUL BREITHAUPT and
MARILYN A. BREITHAUPT, husband and wife, as tenants by the
entirety, an undivided one-half interest and RICHARD B. SCHOLES,
an undivided one-half interest, as tenants in common, the follow-
ing described real property located in Klamath County, State
of Oregon, free of all encumbrances except as specifically
set forth herein:

All that portion of the NW 1/4 SE 1/4 of Section
2, Township 39 S. R. 9 E. W. M., described as
follows: Beginning 30 feet South and 182 1/2
feet east of the Center of said Section 2, being the
Northeast corner of that certain tract of land deeded
by P. F. Kielsmeier, et ux, to F. Jordan by Deed
dated August 27, 1924, and recorded August 29, 1924,
Book 66, of Deed Records of Klamath County, Oregon,
at page 180 thereof; thence South at right angles
to the highway and along the Easterly line of said
Jordan Tract 260 feet; thence East and parallel to
the highway 84 feet; thence North at right angles
to the highway 260 feet to the Southerly line of the
highway; thence West along the said Southerly line of
highway 84 feet to the place of beginning, in Klamath
County, Oregon, EXCEPT THEREFROM any portion lying
within the right of way of South Sixth Street as dis-
closed by Deed Volume 354, page 63.

SUBJECT TO:

1. Reservations, restrictions, rights of way, easements
of record and those apparent on the land;
 2. Liens and assessments of Klamath Project and Enter-
prise Irrigation District, and regulations, easements, contracts,
water and irrigation rights in connection therewith;
 3. Any unpaid charges or assessments of Enterprise
Irrigation District;
 4. Rules, regulations and assessments of South Suburban
Sanitary District;
 5. Easement, including the terms and provisions thereof,
from P. F. Kielsmeier, et ux, to California Oregon Power Company,
recorded June 9, 1926, in Deed Book 69, at page 639, Records of
Klamath County, Oregon.
 6. Easement, including the terms and provisions thereof,
- WARRANTY DEED, PAGE ONE.

from Lee F. Smith, et ux, to G. P. Van Riper, et ux, recorded October 6, 1939, in Deed Book 125, at page 15, Records of Klamath County, Oregon;

7. Easement, including the terms and provisions thereof, from Ernest H. Logan et ux, to South Suburban Sanitary District, recorded August 18, 1958, in Deed Book 302, at page 273, Records of Klamath County, Oregon.

8. Limited access in deed to the State of Oregon by and through its State Highway Commission, recorded June 23, 1964, in Book 354, page 63, Deed Records, which provides that no right or easement of right of access to, from or across the State Highway shall attach to the abutting property, other than expressly therein provided for;

9. Reservations and restrictions, including the terms and provisions thereof, recorded June 23, 1964, in Deed Volume 354, page 63, in favor of the State of Oregon by and through its State Highway Commission.

The true and actual consideration paid for this conveyance is \$54,084.00.

WITNESS Grantors' hands this 26 day of February, 1976.

STATE OF OREGON)
) ss.
County of Klamath)

Personally appeared JOHN A. ARGETSINGER and DORIS J. ARGETSINGER, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

BEFORE ME:

Susan Kay Way
Susan Kay Way
Notary Public for Oregon
My commission expires 6/15/77

NOTARY PUBLIC FOR OREGON
My Commission Expires:

Unless a change is requested
all tax statements shall
be sent to:

Mr. and Mrs. William Paul Breithaupt
Mr. Richard B. Scholes
5030 South Sixth Street
Klamath Falls, Oregon 97601

AFTER RECORDING RETURN TO:

Mr. and Mrs. William P.
Breithaupt
Mr. Richard B. Scholes
5030 South Sixth Street
Klamath Falls, Oregon 97601

WARRANTY DEED, PAGE TWO.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

I hereby certify that the within instrument was received and filed for record on the 10th day of
MARCH A.D., 1976 at 4:06 o'clock P.M., and duly recorded in Vol. 1476,
of DEEDS on Page 3422.

FEE \$ 6.00

WM. D. MILNE, County Clerk

By Hazel Dray Deputy

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