

15051

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1 THIS INDENTURE WITNESSETH, that FRANKLIN W. EBERLEIN and VERNICE W.
2 EBERLEIN, husband and wife, hereinafter known as Grantors, for the consideration
3 hereinafter recited have bargained and sold, and by these presents do grant,
4 bargain, sell and convey unto MELVIN L. STEWART and M. E. BERCOT, their heirs
5 and assigns, Grantees, the following-described premises, situated in Klamath
6 County, Oregon, to-wit:

7 PARCEL 1: Tax Lot 100 in the NE $\frac{1}{4}$ of SW $\frac{1}{4}$ Section 14, Township 39
8 S., Range 9, E.W.M., less Tax Lot 102, containing 35.13
acres, more or less;

9 PARCEL 2: Tax Lot 101 in the SW $\frac{1}{4}$ of NW $\frac{1}{4}$, Section 14, Township 39
10 S., Range 9, E.W.M., containing .28 acres, more or less,

11 said two Parcels of Land containing a total of 35.41 acres, more or less, and
12 being more particularly described as:

13 All of that portion of the SE $\frac{1}{4}$ NW $\frac{1}{4}$ and the NE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 14,
14 Twp. 39 S., R. 9, E.W.M., Klamath County, Oregon, lying South and
East of the Klamath Project 1-C-7 Drain and North of the Klamath
15 Project 1-C-1-A-1 Drain, EXCEPTING THE FOLLOWING DESCRIBED TRACT
OF LAND, containing 2.58 acres, more or less, to-wit:

16 Beginning at the Northeast corner of the NW $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section
14, Thence, North 89°56'41" West 402.67 feet, North 82°36'35" West
17 275.00 feet, South 07°23'25" West 376.36 feet, South 24°44'39" West
617.22 feet, South 03°35'17" West 80.06 feet and North 89°47'00"
18 West 366.03 feet to the True Point of Beginning of the Description
of this Excepted Tract of Land, said Point of Beginning being on the
19 Easterly line of the NE $\frac{1}{4}$ SW $\frac{1}{4}$ of said Section 14.
Thence, North 89°47'00" West 438.97 feet, Thence, South 00°13'00"
20 West 255.00 feet to the Northerly Right of Way Line of the Klamath
Project Drain 1-C-1-A-1; Thence, South 89°47'00" East along said
21 Northerly Right of Way Line 440.97 feet, more or less, to the East
line of the NE $\frac{1}{4}$ SW $\frac{1}{4}$ of said Section 14; and
22 Thence North 00°14'05" West 255.00 feet to the True Point of Begin-
ning with bearings based on Tract 1035 - Gatewood.

23 SUBJECT TO: Regulations, including levies, assessments, water and
24 irrigation rights and easements for ditches and canals, of Klamath
Irrigation District; Right o Way, including the terms and provisions
25 thereof, from H. E. Ankeny, et ux., and R. E. Cantrall, et ux., to
United States of America, dated June 26, 1905, recorded May 18, 1907,
26 in Book 22 at page 479, Deed Records of Klamath County, Oregon; An
easement created by instrument, including the terms and provisions
27 thereof, dated May 1, 1945, recorded May 15, 1945, in Book 176 at page
28 284, Deed Records, in favor of California Oregon Power Company for
right of way for pole lines; Encumbrances of record on December 31,
1972, and those thereafter created by the Grantees; And to City of
29 Klamath Falls lien, levy and assessments for construction of Sanitary
Sewer known as Project Number 1355 provided for by Ordinance 5940,
30 which Grantees have heretofore personally assumed and agreed to pay
and to hold Grantors harmless from the effects thereof and do hereby
31 assume and agree to pay and perform and to hold the Grantors harmless
therefrom.

32 Warranty Deed - Page 1.

AFTER RECORDING MAIL TO:
STEWART-BERCOT
5323 South 6th Street
Klamath Falls, Oregon 97601

GANDONG & SISEMORE
Attorneys at Law
540 Main Street
KLAMATH FALLS, ORE.
97601

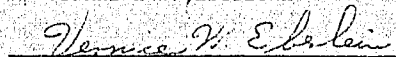
GANDONG & SISEMORE
Attorneys at Law
540 Main Street
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1 The true and actual consideration for this transfer is \$70,820.00.
 2 TO HAVE AND TO HOLD the said premises with their appurtenances unto the
 3 said Grantees, their heirs and assigns forever. And the said Grantors do here-
 4 by covenant to and with the said Grantees, their heirs and assigns, that they
 5 are the owners in fee simple of said premises; that they are free from all
 6 incumbrances, except those above set forth, and that they will warrant and de-
 7 fend the same from all lawful claims whatsoever, except those above set forth.


8 IN WITNESS WHEREOF, they have hereunto set their hands and seals this 19th
 9 day of April, 1976.

10  (SEAL)
 11 Franklin W. Eberlein

12  (SEAL)
 13 Vernice W. Eberlein

13 STATE OF OREGON)
 14) ss
 15 County of Klamath)

16 On this 30th day of April, 1976, personally appeared the above-named
 17 Franklin W. Eberlein and Vernice W. Eberlein, husband and wife, and acknowledged
 18 the foregoing instrument to be their voluntary act and deed.

19 Before me: 
 20 W. GANONG, JR.
 21 Notary Public for Oregon
 22 (SEAL) My commission expires December 30, 1976
 23 My Commission Expires:

24 UNTIL FURTHER NOTICE MAIL TAX STATEMENTS TO:

25 STEWART-BERCOT
 26 5323 South 6th Street
 27 Klamath Falls, Oregon 97601

28 STATE OF OREGON; COUNTY OF KLAMATH; ss.
 29 Filed for record XXXXXXXX 3:10
 30 this 16th day of JUNE A. D. 1976 at o'clock P.M., and
 31 duly recorded in Vol. M 76, of DEEDS on Page 8926
 32 FEE \$ 6.00 Wm D. MILNE, County Clerk
 By 