

17228

KNOW ALL MEN BY THESE PRESENTS, That DOROTHY O. JACKSON, a widow,
Grantor,
in consideration of Ten & No/100, (\$10.00), & other consideration Dollars,

to her paid by JOHN C. WESTON & ZENA M. WESTON, husband & wife; DONALD L. WESTON & SHIRLEY A. WESTON, husband & wife; and, HAROLD DEAN WESTON & DARLENE A. WESTON, husband and wife, Grantees,
do es hereby grant, bargain, sell and convey unto said Grantees

heirs and assigns, all the following real property, with the tenements, hereditaments and appurtenances situated in the County of Klamath and State of Oregon, bounded and described as follows, to-wit:

That portion of land situate in Lot 3, Section 7, Township 40 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows: Beginning at a point in the North right of way of the County Road known as the Elliot Road from which the Southeast corner of Lot 3, Section 7, Township 40 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, bears East 1306.0 feet and South 30.0 feet distant; thence North 10° 10' East along the centerline of an irrigation lateral to the North line of said Lot 3; thence East along the said North line of the said Lot 3, to the mean high water line of Lost River; thence Southeasterly along the mean high water line of Lost River to a point which is due North (measured at right angles to the South line of Lot 3) and 275.0 feet West of the Southeast corner of said Lot 3; thence South to the North right of way of Elliot Road to a point 30.0 feet North and 275.0 feet West of the Southeast corner of said Lot 3; thence West 1031.0 feet along the North right of way of Elliot Road to the point of beginning.

SUBJECT TO: Contracts, regulations, easements, water and irrigation rights, liens and assessments of Klamath Project and the Klamath Irrigation District, and, reservations, restrictions, rights of way of record, and those apparent on the land, and, SUBJECT, FURTHER, to that certain mortgage including the terms and provisions thereof dated May 24, 1957, recorded June 3, 1957, in Mortgage Book 176, page 578, wherein Howard Jackson and Dorothy O. Jackson, husband and wife, are Mortgagors and The Federal Land Bank of Spokane, a corporation, is Mortgagee, which said mortgage and accompanying note Grantor herein agrees to pay and hold Grantees harmless therefrom.

This conveyance is subject to the condition and provision that Grantees, including their successors, shall not at any time maintain a feed lot upon the above described premises within 200 yards of any present dwelling located adjacent to said real property.

To Have and to Hold, the above described and granted premises unto the said Grantees

their heirs and assigns forever.

And DOROTHY O. JACKSON, a widow,

the grantor

above named does covenant to and with the above named grantees, their heirs and assigns that she is lawfully seized in fee simple of the above granted premises, that the above granted premises are free from all encumbrances, except as above set forth

and that she will and her heirs, executors and administrators, shall warrant and forever defend the above granted premises, and every part and parcel thereof, against the lawful claims and demands of all persons whomsoever,

Witness her hand and seal this 19th day of March, 1965.

Dorothy O. Jackson (SEAL)

(SEAL)

(SEAL)

(SEAL)

12018

STATE OF OREGON,

County of Klamath

ss.

BE IT REMEMBERED, That on this 19th day of March, 1965, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named DOROTHY O. JACKSON, a widow,

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

Robert H. O'Neil

Notary Public for Oregon.

My Commission expires 9/23/65

WARRANTY DEED

(FORM No. 703)

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

STATE OF OREGON,

County of Klamath

ss.

I certify that the within instrument was received for record on the 4th day of August, 1976, at 3:00 o'clock P. M., and recorded in book M76 on page 12017, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Wm. D. Milne

County Clerk-Recorder.

William D. Milne
Fees \$30.00 Deputy.

WHEN RECORDED RETURN TO

Ed & Dot

Johnnie C. Weston

Re: B613

Klamath Falls, Ore.

97601