

WARRANTY DEED

38-11554
KNOW ALL MEN BY THESE PRESENTS, That GRACE E. SCHABENER, grantor, in consideration of Thirty Thousand and No/100 Dollars (\$30,000.00) to her paid by BETTY JANE AHERN, grantee, do hereby grant, bargain, sell and convey unto the said grantee, her 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:

All that portion of the E $\frac{1}{2}$ SW $\frac{1}{4}$, and the W $\frac{1}{2}$ SE $\frac{1}{4}$ of Section 24, and the E $\frac{1}{2}$ NW $\frac{1}{4}$ of Section 25, lying North Westerly of U.S. 97, all in Township 23 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.
EXCEPTING THEREFROM:

(1) Any portion of the above described parcel deeded to Richard J. Fletcher and Carol Fletcher by Warranty Deed recorded May 2, 1967, in Deed Volume M-67 at Page 3294, Klamath County Micro Film records being the North 100.8 feet of the W $\frac{1}{2}$ SE $\frac{1}{4}$ of said Section 24, lying North Westerly of U.S. 97.

(2) Any portion of the above described parcel under Contract of Sale to Ivan G. Brown and Mary Lou Brown, being an unrecorded contract, described as follows:
Commencing at the intersection of the Southeasterly right of way line of the Dalles-California Highway and the Northeasterly right of way of Tumbo Drive as shown on the duly recorded subdivision "JACK PINE VILLAGE", thence North 59°12' West, 300.00 feet to the Northwesterly right of way line of said highway; thence North 30°48' East, along said Northwesterly right of way line, 429.85 feet to the true point of beginning of this description; thence North 59°12' West, 170.00 feet; thence South 30°48' West, 200.00 feet; thence North 59°12' West, 271.88 feet to the approximate centerline of an irrigation canal; thence North 34°12' East, along said centerline, 593.04 feet; thence South 59°12' East, 406.71 feet to the said Northwesterly right of way line; thence South 30°48' West, along said Northwesterly right of way line 392.00 feet to the true point of beginning.

SUBJECT to rights, right-of-ways, easements, and covenants of record.

There is specifically reserved by the now owners, their heirs and assigns, for use in common with others, the privilege of use of the Access Roads to Oregon State Highway 97, such Access Roads being on the Northerly and Southerly portions of the above described property.

SUBJECT however, to Acreage and Use Limitations under provisions of the United States Statutes and regulations issued thereunder, and SUBJECT to All Contracts, water rights, proceedings, taxes, and assessments relating to irrigation, drainage, and/or reclamation of said lands; and all rights of way for roads, ditches, canals, and conduits, if any there may be, and SUBJECT to Rights of the public in and to any portion of said premises lying within the limits of roads and highways, and SUBJECT TO RIGHTS OF way, including the terms and provisions thereof, given to Pacific Telephone & Telegraph Company in Deed Volume 85 at page 65 and Deed Volume 85 at page 66, over the W $\frac{1}{2}$ SE $\frac{1}{4}$, SE $\frac{1}{4}$ SW $\frac{1}{4}$ of Sec. 24, NE $\frac{1}{4}$ NW $\frac{1}{4}$ of Sec. 25, and SE $\frac{1}{4}$ NE $\frac{1}{4}$, W $\frac{1}{2}$ NE $\frac{1}{4}$, SE $\frac{1}{4}$ NW $\frac{1}{4}$ of Sec. 25, and SUBJECT to Right of way Easement to install power line and 6 poles and to clear trees for 15 feet on each side of poles, including the terms and provisions thereof, given to Midstate Electric Cooperative, Inc., recorded January 2, 1953, in Deed Volume 258 at page 420 over the NW $\frac{1}{2}$ SE $\frac{1}{4}$ and the NE $\frac{1}{4}$ SW $\frac{1}{4}$ of Sec. 24 and SUBJECT to Access restrictions and reservations, including the terms and provisions thereof, in Deed to State of Oregon by and thru its State Highway Commission, recorded May 6, 1953 in Deed Vol. 260 at page 484, over the S $\frac{1}{2}$ of Sec. 24 and the NE $\frac{1}{4}$ NW $\frac{1}{4}$ of Sec. 25 and the SW $\frac{1}{4}$ NE $\frac{1}{4}$ of Sec. 24.

Return: Bend Title Co.
P.O. Box 752
Bend, OR 97701

Taxes: Betty Jane Ahern
P.O. Box 6
La Pine, OR 97739
Page (1)

76 OCT 27 AM 10 42

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and that they will and their 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 my hand and seal this 30th day of September, 1976

Grace E. Schabener
Grace E. Schabener

(Seal)

STATE OF OREGON

County of ~~Klamath~~ ss

On this 30th day of September, 1976, before me, the undersigned, a Notary Public in and for said county and state, personally appeared the with named GRACE E. SCHABENER who is 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.

Grace E. Schabener
Notary Public for Oregon
My Commission expires: 10-1-1976

STATE OF OREGON; COUNTY OF Klamath; ss.

Filed for record at request of

10:42

this 27th day of OCTOBER A. D. 19 76 at o'clock AM.

duly recorded in Vol. M 76, of REGS on Page 17047

fee \$ 6.00

Wm D. MILNE, County Clerk

By Grace E. Schabener