

22649

KNOW ALL MEN BY THESE PRESENTS, That CHARLES A. CURTISS and DORIS QUIST CURTISS, husband and wife, Grantors, in consideration of the sum of Ten and no/100 ---(\$10.00)---Dollars, and other good and valuable consideration, to them paid by ROBERT E. CHEYNE and HELEN J. CHEYNE, husband and wife, Grantees, do hereby grant, bargain, sell and convey unto the said Grantees, their heirs and assigns, all the following real property, with the tenements, hereditaments and appurtenances, situated in the County of Klamath, State of Oregon, bounded and described as follows, to-wit:

A tract of land situated in the following sections of Township 38 South, Range 11 East of the Willamette Meridian:

Section 21: SE $\frac{1}{4}$ of SE $\frac{1}{4}$
 Section 22: W $\frac{1}{2}$ of SW $\frac{1}{4}$; SE $\frac{1}{4}$ of SW $\frac{1}{4}$; SW $\frac{1}{4}$ of SE $\frac{1}{4}$
 Section 26: SW $\frac{1}{4}$ of NE $\frac{1}{4}$; SW $\frac{1}{4}$; W $\frac{1}{2}$ of SE $\frac{1}{4}$
 Section 27: E $\frac{1}{2}$; N $\frac{1}{2}$ of NW $\frac{1}{4}$; SE $\frac{1}{4}$ of NW $\frac{1}{4}$
 Section 34: N $\frac{1}{2}$ of NE $\frac{1}{4}$
 Section 35: NW $\frac{1}{4}$ of NE $\frac{1}{4}$

TO HAVE AND TO HOLD the above described and granted premises unto the said Robert E. Cheyne and Helen J. Cheyne, husband and wife, Grantees, their heirs and assigns forever.

And the Grantors above named do covenant to and with the above named Grantees, their heirs and assigns, that they are lawfully seized in fee simple of the above granted premises, that the above granted premises are free from all encumbrances, except the following:

1. Acreage and use limitations under provisions of the United States Statutes and regulations issued thereunder. All contracts, water rights, proceedings, relating to irrigation, drainage, and/or reclamation of said lands, and all rights of way for roads, ditches, canals, and conduits, if any of the above there may be.
2. Recitals in deed, including the terms and provisions thereof, from George A. Massey, et ux to Leslie L. Maxwell, et ux, recorded November 28, 1944, in Deed Volume 171, p. 109, Records of Klamath County, Oregon, as follows: "Reserving unto the grantors in perpetuity all oil and gas on the above described property, and the right to take said oil and gas with easements therefore, and the right to drill in the customary manner and to the customary extent for the purpose of taking said gas and oil or either." (Affects SW $\frac{1}{4}$ SE $\frac{1}{4}$ and NW $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 34.)

3. Recitals in deed from Richard Nix, et ux, to J. L. Sparreton, recorded August 19, 1933, in Deed Volume 98 at p. 475, Records of Klamath County, Oregon, as follows: "Reserving unto the grantors an undivided one-half interest in and to all oil, gas and minerals on and under said lands." (Affects SW $\frac{1}{4}$ NE $\frac{1}{4}$, W $\frac{1}{2}$ SE $\frac{1}{4}$ of Section 26 and NW $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 35.)

4. Rights of the public in and to any portion of the above described property lying within the limits of the public roads and highways,

and that Grantors 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 the hands and seals of the Grantors, this 13th day of

MARCH, 1967.

Charles A. Curtiss (Seal)
Charles A. Curtiss

Doris Quist Curtiss (Seal)
Doris Quist Curtiss

STATE OF OREGON }
County of Klamath } ss.

BE IT REMEMBERED that on this 13th day of MARCH, 1967, before me, the undersigned, a notary public in and for said county and state, personally appeared the within named CHARLES A. CURTISS and DORIS QUIST CURTISS, who are known to me to be the identical individuals described in and who executed the within instrument and acknowledged to me that they executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal the day and year last above written.

Robert E. Cheyne
1601 Backmount
K Falls

Patty Van Marren
Notary Public for Oregon

My Commission Expires 6-22-69

STATE OF OREGON, COUNTY OF KLAMATH; ss.

and for record at request of ROBERT E. CHEYNE

this 8th day of DECEMBER, A. D. 1976 at 11:13 o'clock A.M. and

truly recorded in Vol. M 76 of DEEDS on Page 19703

FEE \$ 6.00

W. D. MILNE, County Clerk

By Hazel [Signature]

2. WARRANTY DEED.