

This Indenture, Made this 28<sup>th</sup> day of September 1976, A. D. 19  
Between Grace E. Schabener and Mr. & Mrs. Lynn Brown

of the County of Klamath Falls and State of Oregon  
part of the first part, and  
whose mailing address is Box 71 - Crescent - Oregon - 97733

of the County of Klamath Falls and State of Oregon

part of the second part, Witnesseth, that the said part of the first part, for and  
in consideration of the sum of Ten and 00/100 Dollars, and other good  
and valuable considerations to them in hand paid, the receipt whereof is hereby acknowl-  
edged, have granted, sold and conveyed, and by these presents do now grant, bar-  
gain, sell, convey and confirm unto the said part of the second part and their heirs  
and assigns forever, all that certain parcel of land lying and being in the County of Klamath,  
and State of Oregon, more particularly described as follows:

A tract of land lying in the Northeast Quarter of the Southwest Quarter (NE1/4 SW1/4) and the Northwest Quarter of the Southeast Quarter (NW1/4 SE1/4) of Section Twenty-four (24), Township Twenty-three (23) South, Range Nine (9) East of the Willamette Meridian, Klamath County, Oregon, 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 line 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 for 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.

second part that lawfully seized of the said premises, that they are free from all encumbrances and that good right and law-  
ful authority to sell the same; and the said part of the first part do hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, the said part of the first part have hereunto set my

hand and seal the day and year above written.

Signed, sealed and delivered in our presence:

*Barbara Ault*  
*Augusta H. H. H.*

*Grace E. Schabener Ammel*

This Instrument prepared by: Grace E. Ammel  
Address 39-36 Northside Circle, N. Fort Myers, Fla. 33903

(OFFICIAL SEAL)

Gary Hook  
5555 Will  
Fremont, O  
City of Chi  
Chiloquin, O



12673 = "H"

**Together** with all the tenements, hereditaments and appurtenances, with every privilege, right, title, interest and estate, dower and right of dower, reversion, remainder and easement thereto belonging or in anywise appertaining: **To Have and to Hold** the same in fee simple forever.

And the said part of the first part do covenant with the said part of the second part that lawfully seized of the said premises, that they are free from all encumbrances and that good right and law-ful authority to sell the same; and the said part of the first part do hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

**In Witness Whereof**, the said part of the first part ha & hereunto set my hand and seal the day and year above written.

Signed, sealed and delivered in our presence:

*Darlene Galt*  
*Grace & Schatena Ammel*  
\_\_\_\_\_

This Instrument prepared by: *Grace & Ammel*  
Address *39-36 Northside Circle N. Fort Myers, Fla. 33903*

(OFFICIAL SEAL)

GARY HOOK  
5555 WILL  
FREMONT, CA  
CITY OF CHIL  
CHILQUIN, CA



12674

State of Florida  
County of Lee

I Hereby Certify, That on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared

to me known to be the person described in and who executed the foregoing instrument and acknowledged before me that he executed the same.

Witness my hand and official seal in the County and State last aforesaid this day of July 12, A. D. 1977.

*M. J. H. H. H.*  
Notary Public,  
My commission expires

Notary Public, State of Florida at Large,  
My Commission Expires April 30, 1979.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

I hereby certify that the within instrument was received and filed for record on the 18th day of JULY A.D., 1977 at 2:15 o'clock P.M., and duly recorded in Vol. M77 of DEEDS on Page 12673.

FEE \$6.00

WM. D. MILNE, County Clerk  
By *Hazel Brazil* Deputy

(CA)

Abstract of Description	Date	To	Warranty Deed

Return to Ivan Brown  
Box 71  
Crescent, Oregon 97733

Send Taxes to: George Bowen  
Star Rt.  
Jack Pine Grocery  
Gilchrist, Oregon 97737

Gary Hook  
5555 Will  
Fremont, G  
City of Chi  
Chiloquin, O