

A-2829

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1 THIS INDENTURE WITNESSETH, that WILLIAM M. BOND and MARIE BOND, aka Janey  
2 Marie Bond, husband and wife, hereinafter known as Grantors, for the considera-  
3 tion hereinafter stated have bargained and sold, and by these presents do grant,  
4 bargain, sell and convey unto RAYMON D. MACY and FRANCES V. MACY, husband and  
5 wife, Grantees, the following described premises, situated in Klamath County,  
6 Oregon, to-wit:

7 All that portion of the SE $\frac{1}{4}$  of Section 25, Township 39 South, Range 9,  
8 E.W.M., more particularly described as follows: Beginning at the North-  
9 east corner of the SE $\frac{1}{4}$ SE $\frac{1}{4}$  of said Section 25; thence South 89°57' West  
10 270.3 feet; thence South 72°41' West along a line parallel with and 12  
11 feet distant at right angles Southeasterly from the center line of that  
12 certain drain ditch, the easement for which was granted by Sophia S.  
13 Henley to the Gordon Marsh Construction Co., by conveyance dated April  
14 29, 1931 and recorded in Deed Volume 106, page 32, records of Klamath  
15 County, Oregon, a distance of 196.7 feet; thence South 83°19' West, 216.8  
16 feet; thence leaving said drainage ditch North 52°23' West, 517.7 feet;  
17 thence South 29°25' West, 39.3 feet, more or less, to a point in the North  
18 right of way line of the U. S. No. 1 Drain of the U.S.R.S.; thence follow-  
19 ing said North right of way line Westerly to a point in the Westerly bound-  
20 ary of said SE $\frac{1}{4}$  of said Section 25 at a point 1157.6 feet, more or less,  
21 North of the South quarter corner of said Section 25; thence South 1157.6  
22 feet, more or less, to the South quarter corner of said Section 25; thence  
23 Easterly along the South line of said Section 25, 1925 feet, more or less,  
24 to the Westerly right of way line of the South Branch Canal of the U.S.R.S.  
25 as shown in deed recorded in Book 29 at page 509 of Klamath County Deed  
26 records; thence Northeasterly along said Westerly right of way line to  
27 its intersection with the Easterly line of Section 25; thence North along  
28 the Easterly line of said section a distance of 431 feet, more or less,  
29 to the point of beginning.

EXCEPTING HOWEVER, the following described portion thereof heretofore  
conveyed to R. L. Fleming and Myrtle Fleming, husband and wife, by deed  
recorded in Book 146 at page 382 of Klamath County Deed Records: Begin-  
ning at the Northeast corner of the SE $\frac{1}{4}$ SE $\frac{1}{4}$  of said Section 25; thence  
South 89°57' West, 260 feet; thence South 128 feet; thence North 89°57'  
East to the Easterly line of said Section 25; thence North along said  
section line 128 feet to the point of beginning.

ALSO EXCEPTING THEREFROM the following described portions thereof:

1. That portion thereof conveyed to the United States of America by deed  
recorded on page 509 of Volume 29, Deed Records of Klamath County, Oregon,  
and on page 6 of Volume 88 said record of Deeds.
2. That portion thereof conveyed to Klamath County, Oregon, by deed re-  
corded on page 629 of Volume 75 of Deeds, records of Klamath County, Oregon.
3. That portion thereof conveyed to United States of America by instrument  
recorded on page 308 of Volume 229, Deed records of Klamath County, Oregon.

ALSO EXCEPTING that portion lying Northerly of the North right of way line  
of the No. 1 Drain.

RESERVING UNTO THE GRANTORS, a 10 ft. easement for ingress and egress and  
for a 3 second foot ditch along the South boundary of the above-described  
property from Turnout No. 1, C-1 Canal Easterly to the U.S.B.R. right of  
way for the purpose of irrigation.

SUBJECT TO: Rights of the public in and to any portion of the herein  
described premises lying within the limits of any road or highway; Liens  
and assessments of Klamath Project and Klamath Irrigation District, and  
regulations, easements, contracts, water and irrigation rights in connec-  
tion therewith; Waiver of Riparian Rights granted to the United States  
of America by conveyance executed by S. S. Henley, recorded in Deed Volume



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21, page 392, records of Klamath County, Oregon; Easements and rights of way of record and those apparent on the land, if any.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$38,000.00.

TO HAVE AND TO HOLD the said premises with their appurtenances unto the said Grantees as an estate by the entirety. And the said Grantors do hereby covenant, to and with the said Grantees, and their assigns, that they are the owners in fee simple of said premises; that they are free from all incumbrances, except those above set forth, and that they will warrant and defend the same from all lawful claims whatsoever, except those above set forth.

IN WITNESS WHEREOF, they have hereunto set their hands and seals this 18th day of February, 1976.

William M. Bond (SEAL)  
William M. Bond

Marie Bond (SEAL)  
Marie Bond

STATE OF OREGON )  
County of Klamath ) SS February 26<sup>th</sup>, 1976

Personally appeared the above-named William M. Bond and Marie Bond, aka Janey Marie Bond, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Valerie F. Barker  
Notary Public for Oregon

(SEAL)  
My Commission Expires: 8-7-79

Until a change is requested, all tax statements shall be sent to: Dept of Vet Aff  
Return to: Salem, OR 97310  
Raymond D. and Frances V. Macy  
4559 ~~Denver~~ <sup>Apex</sup>, 9136 Hwy 39  
Klamath Falls, Oregon 97601

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of KLAMATH COUNTY TITLE CO  
this 16th day of SEPTEMBER A. D. 19 77 at 3:18 P. M., and  
duly recorded in Vol. M77 of DEEDS on Page 17379  
FEE \$ 6.00  
Wm D. MILNE, County Clerk  
Hazel Unzick

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

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