

This Indenture Witnesseth, THAT Tom Ethell and Elnora Ethell, his wife,

36856

hereinafter known as grantor s for and in consideration of the sum of Ten--- Dollars, to them paid, ha ve bargained and sold, and by these presents do grant, bargain, sell and convey unto James L. Sexton and Virginia Sexton, husband and wife, the following described premises, situated in Klamath County, Oregon, to-wit:

A piece or parcel of land situate in the E $\frac{1}{2}$ of W $\frac{1}{2}$ of NE $\frac{1}{4}$ of Section 2, Twp. 40 S.R. 9 E.W.M., more particularly described as follows:
Beginning at a point in the line marking the northerly boundary of Section 2, Twp. 40 S.R. 9 E.W.M., from which the northeasterly corner of the said Section 2 bears N. 89°53' E 174.72 feet distant; and running thence S. 0°39' E. 465.5 feet; thence N. 78°40' E 62.5 feet; thence S. 2°45' E 917 feet, more or less to a point in the line marking the northeasterly boundary of the right of way of the C-4-C Canal of the U.S.R.S. Klamath Project; thence southeasterly along said right of way boundary line to its intersection with the easterly boundary of the said W $\frac{1}{2}$ of the NE $\frac{1}{4}$ of the said Section 2; thence northerly along said boundary line to the northeast corner of the said W $\frac{1}{2}$ of NE $\frac{1}{4}$ of said Section 2; thence S. 89°53' W. 422.2 feet, more or less, to the point of beginning, saving and excepting any portion of the above tract contained in the right of way of the C-4 Canal of the said U.S. Reclamation Service Klamath Project
all subject to contract and/or lien for irrigation and/or drainage and easements and rights of way of record and those apparent on the land, and together with the benefits and rights set forth in the following agreements and deed, to wit: Agreement between L.L. Morris and L.D. Jackson, et ux, recorded 6/24/36 in Book 106, page 501; agreement between L.D. Jackson and L.L. Morris, recorded Oct 27, 1934 in book 103, page 618, and deed from David B. Turner, et ux to Tom Ethell recorded Oct. 16, 1942 in book 125-195 150, page 421, all in Klamath County deed records, and subject to all obligations thereof, which vendee assume, and further subject to reservations in original patent.

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 owner s in fee simple of said premises; that they are free from all incumbrances, except as 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 ha ve hereunto set their hands and seals this 12 day of March 1952.

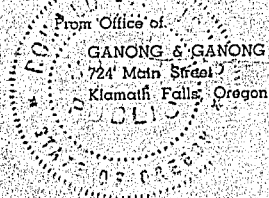
STATE OF OREGON, } ss.
County of Klamath

Tom Ethell (SEAL)
Elnora Ethell (SEAL)

(SEAL)

BE IT REMEMBERED, That on this 12 day of March A. D. 1952, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named Tom Ethell and Elnora Ethell, his wife, who are known to me to be the identical person s 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 notarial seal the day and year last above written.



Red - Virginia M. Sexton
5310 Old Fort Rd
City
Takes to same

Wm D. Milne
Notary Public for Oregon
My Commission Expires *Sept 19, 1953*

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record *at Klamath Falls*

this 5th day of October A. D. 1977 at 2:24 clock PM., and
duly recorded in Vol. M77, of Deeds on Page 18975

Wm D. MILNE, County Clerk

By *Bessie D. Letcher*

Fee \$3.00