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MTC 4358-M

Vol. 77

Page

20638

THIS INDENTURE WITNESSETH, That Henry A. Ketsdever and ^{also known as- Bessie} ~~Bessie~~ ^{Bessie} Ketsdever, ~~Bessie~~ ^{Bessie} Ketsdever, husband and wife, hereinafter known as grantors, for and in consideration of the sum of Ten Dollars to them paid, have bargained and sold, and by these presents do grant, bargain, sell and convey unto Scott Warren and Zepha Warren, husband and wife, the following described premises situated in Klamath County, Oregon, to-wit:

Township 37 South, Range 8 East Willamette Meridian:
Sec. 12 - Lot 4;

Sec. 13 - Lot 1; N $\frac{1}{2}$ of Lot 2; NE $\frac{1}{4}$ NE $\frac{1}{4}$; N $\frac{1}{2}$ SE $\frac{1}{4}$ NE $\frac{1}{4}$;

EXCEPT those portions of above described properties heretofore conveyed to State of Oregon for highway purposes in Vol. 224, page 139, Klamath County Deed Records; ALSO EXCEPTING those portions of above described properties heretofore conveyed to Oregon Eastern Railway Company, an Oregon corporation, for railroad right of way in Vol. 26 at page 396, Klamath County Deed Records;

Township 37 South, Range 9 East Willamette Meridian:
Sec. 7 - Lot 4; SE $\frac{1}{4}$ SW $\frac{1}{4}$; SW $\frac{1}{4}$ SE $\frac{1}{4}$;

Sec. 18 - N $\frac{1}{2}$ NW $\frac{1}{4}$; portions of S $\frac{1}{2}$ NW $\frac{1}{4}$ more particularly described as follows:

Beginning at the Northeast corner of SE $\frac{1}{4}$ NW $\frac{1}{4}$ of Sec. 18; thence Southwesterly along the center of the dredger cut to a point 10 chains North of the quarter section corner on the West line of said Sec. 18; thence North to the Northwest corner of SW $\frac{1}{4}$ NW $\frac{1}{4}$ of said Sec. 18; thence East along the North line of S $\frac{1}{2}$ NW $\frac{1}{4}$ of Sec. 18 to the place of beginning.

SUBJECT to acreage and use limitations under provisions of the United States Statutes and regulations issued thereunder; 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 of the above there may be; rights of the public in and to any portion of above described property lying within the limits of roads or highways; rights of way, easements and releases, including the terms and provisions thereof, granted to The California Oregon Power Company, a California corporation, by instruments recorded in Vol. 88 at page 41 and 563, Deed Records of Klamath County, Oregon; limited access in deed to State of Oregon by and through its State Highway Commission recorded Aug. 21, 1948 in Vol. 224 at page 139, Klamath County Deed Records, which provides that no right or easement of right of access to, from or across the State Highway other than expressly therein provided for, shall attach to the abutting property. Said access restrictions were modified by instrument recorded October 27, 1952 in Vol. 257 at page 400, Klamath County Deed Records; recitals, conditions, and restrictions, including the terms and provisions thereof, contained in right of way deed to the Oregon Eastern Railway Company, an Oregon corporation, recorded July 23, 1909 in Vol. 26 at page 396, Klamath County Deed Records; easement, including the terms and provisions thereof, granted to Wm. G. Hagelstein by instrument recorded June 21, 1948 in Vol. 22, page 52, Klamath County Deed Records; taxes for fiscal year commencing July 1, 1960, and to mortgage, including the terms and provisions thereof, executed by Henry A. Ketsdever and Betty B. Ketsdever, husband and wife, to First Western Bank and Trust Company dated Oct. 19, 1959, recorded Oct. 26, 1959 in Vol. 193 at page 172, Mortgage Records of Klamath County, Oregon, which mortgage grantees expressly assume and agree to pay as the same becomes due.

TO HAVE AND TO HOLD the said premises with their appurtenances unto the said

Page 1 - Warranty Deed

BANDON & BANDON
ATTORNEYS AT LAW
KLAMATH FALLS, ORE.

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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 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 have hereunto set their hands and seals this 1st day of September, 1960.

Henry A. Ketsdever (SEAL)
Betty B. Ketsdever (SEAL)

STATE OF OREGON)
) SS
County of Klamath)

BE IT REMEMBERED, That on this 20th day of September, 1960, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named Henry A. Ketsdever and Betty B. Ketsdever, husband and wife, who are known to me to be the identical persons 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.

Wm D. Milne
Notary Public for Oregon
My Commission expires: 11/20/63

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STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Mountain Title Co.

this 27th day of October A. D. 1977 at 3:19 clock P.M., and

duly recorded in Vol. M77, of Deeds on Page 20638

Wm D. MILNE, County Clerk

By Loretta H. Letcher

Fee \$6.00