

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That HARRY L. HOCK and ELIZABETH M. HOCK, husband and wife, hereinafter called the Grantors, for the consideration hereinafter stated, to Grantors paid by VERN D. TIDEMAND and GLADYS M. TIDEMAND, husband and wife, hereinafter called the Grantees, does hereby grant, bargain, sell, and convey unto the said Grantees and Grantees' heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath, and State of Oregon, described as follows, to-wit:

PARCEL 2: A portion of a tract of land situated in the SE 1/4 of Section 28, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point from which the one quarter section corner common to Sections 28 and 33, Township 39 South, Range 8 E. W. M., bears West 1474.56 feet; thence North 22°53' West 538.96 feet to the true point of beginning of this description, said point being the most northeasterly corner of the aforesaid tract of real property described in Volume 158 page 16 of Deed records of Klamath County, Oregon, said corner being located on the southerly right of way boundary of the Ashland-Klamath Falls Highway; thence South 67°07' West along said right of way boundary, a distance of 170.8 feet; thence South 22°53' East, parallel with the easterly boundary of aforesaid tract of real property, a distance of 215.9 feet to a point on the Northerly bank of an existing irrigation ditch; thence South 87°12' East along said ditch bank, a distance of 189.5 feet to the easterly boundary of aforesaid tract of real property; thence North 22°53' West along said boundary a distance of 298.0 feet, more or less, to the true point of beginning.

SUBJECT TO: 1. Reservations, restrictions, rights of way, easements of record and those apparent on the land;

2. Taxes for 1973-74 are now a lien, but not yet payable.
NOTE: Taxes for 1972-73 are paid in full in the amount of \$170.69, affects Parcel 2 only.

3. Acreage and use limitations under provision of United States Statutes and regulations issued thereunder;

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4. Liens and assessments of Klamath Project and Emmitt District Improvement Company, and regulations, easements, contracts, water and irrigation rights in connection therewith;

5. Right of Way, including the terms and provisions thereof given by George G. Kerns and Della Kerns, husband and wife, to the California Oregon Power Company, a California corporation dated July 1, 1926, recorded July 12, 1926, in Volume 72 page 102, Deed records of Klamath County, Oregon.

6. Easement for pole line from C. H. Fitzsimmons and Josephine Turner Fitzsimmons, to The California Telephone and Telegraph Company, a California corporation, dated July 27, 1937, recorded December 15, 1937, in Deed Volume 133 page 372, records of Klamath County, Oregon.

7. Mortgage, including the terms and provisions thereof given by Sammy F. Cannon and Gloria J. Cannon, husband and wife, to J. S. Gleason, Jr., as Administrator of the Veterans' Affairs an Officer of the United States of America, dated February 4, 1964, recorded February 5, 1964, in Mortgage Volume 221 page 512, records of Klamath County, Oregon, to secure the payment of \$12,000.00, which said Grantees, hereinabove named agree to assume and pay.

TO HAVE AND TO HOLD the same unto the said Grantees and Grantees' heirs, successors and assigns forever.

And said Grantors hereby covenant to and with said Grantees and Grantees' heirs, successors and assigns, that Grantors are lawfully seized in fee simple of the above granted premises, free from all encumbrances, except as hereinabove stated, and that Grantors will warrant and forever defend the above granted premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$22,900.00, however, the actual consideration includes other property and/or value given which is part of the consideration.

WITNESS Grantors' hands this 8th day of ^{Sept.}~~August~~, 1973.

[Signature]

[Signature]

21741

STATE OF OREGON }
County of Klamath } ss.

Personally appeared the above-named HARRY L. HOCK and ELIZABETH M. HOCK, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

R. Raymond Royse
R. RAYMOND ROYSE
NOTARY PUBLIC - OREGON
My Commission Expires 1-28-74

R. Raymond Royse
NOTARY PUBLIC FOR OREGON
My Commission Expires 1-28-74

Return to
MTC - Branch

STATE OF OREGON, COUNTY OF KLAMATH, ss.

Filed for record at request of Mountain Title Co.

this 10th day of November A. D. 19 77 at 9:58 clock A.M., and
duly recorded in Vol. 177, of Deeds on Page 21739

Wm D. MILNE, County Clerk

By *Bessie A. Hetch*

Fee \$9.00

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