

40558

Vol. 77 Page 24380

1 THIS INDENTURE WITNESSETH, that VIRGINIA E. ZUMBRUN, hereinafter known as
 2 Grantor, for the consideration hereinafter stated has bargained and sold, and
 3 by these presents does grant, bargain, sell and convey unto WILLIAM A. BARTLETT
 4 and CATHERINE M. BARTLETT, husband and wife, Grantees, the following described
 5 premises, situated in Klamath County, Oregon, to-wit:

6 SE $\frac{1}{4}$ of Section 22, Township 33 South, Range 7 $\frac{1}{2}$ E.W.M., EXCEPTING therefrom
 7 the SE $\frac{1}{4}$ NE $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section 22, ALSO EXCEPTING therefrom that portion
 8 conveyed to the State of Oregon by deed dated March 18, 1937, recorded
 9 March 25, 1937, in Volume 108, page 287, Deed Records of Klamath County,
 10 Oregon, ALSO EXCEPTING therefrom that portion conveyed by The First National
 11 Bank of Portland, Testamentary Trustee under the Last Will and Testament of
 12 Amy Ryan Zumbrun, also known as Amy L. Zumbrun, deceased, to Fort Klamath
 13 Cemetery Association by deed recorded July 29, 1946, in Volume 193, page
 14 127, Deed Records of Klamath County, Oregon, and being described as that
 15 portion of the NE $\frac{1}{4}$ NE $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section 22 lying South of the Crater
 16 Lake Highway, ALSO EXCEPTING therefrom those portions conveyed by deed
 17 recorded in Volume 99, page 499, and in Volume 99, page 501, and in Volume
 18 101, page 157, Deed Records of the County of Klamath, State of Oregon, to
 19 the State of Oregon;

20 ALSO,
 21 Beginning at the iron pin which marks the Southeast corner of the SE $\frac{1}{4}$ of
 22 NE $\frac{1}{4}$ of NE $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 22, Township 33 South, Range 7 $\frac{1}{2}$ East of the
 23 Willamette Meridian, and running thence North 89°32' West along the South
 24 line of the SE $\frac{1}{4}$ of NE $\frac{1}{4}$ of SE $\frac{1}{4}$ of said Section 22 a distance of
 25 337.45 feet to an iron pin; thence North 85°44' East a distance of 338.38
 26 feet to an iron pin; thence South along the Section line a distance of
 27 27.9 feet, more or less, to the point of beginning, being in the SE $\frac{1}{4}$ NE $\frac{1}{4}$
 28 NE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 22, Township 33 South, Range 7 $\frac{1}{2}$ E.W.M.;

29 ALSO,
 30 SW $\frac{1}{4}$ SW $\frac{1}{4}$, NE $\frac{1}{4}$ SW $\frac{1}{4}$, NW $\frac{1}{4}$ SE $\frac{1}{4}$, SW $\frac{1}{4}$ NW $\frac{1}{4}$ SW $\frac{1}{4}$, S $\frac{1}{2}$ SE $\frac{1}{4}$ NW $\frac{1}{4}$ SW $\frac{1}{4}$, S $\frac{1}{2}$ N $\frac{1}{2}$ SE $\frac{1}{4}$ NW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section
 31 23, Township 33 South, Range 7 $\frac{1}{2}$ E.W.M.; ALSO EXCEPTING therefrom that por-
 32 tion conveyed by William Zumbrun, et ux, to Klamath County, in Deed Volume
 M66, page 7990, dated July 22, 1966, recorded August 8, 1966, records of
 Klamath County, Oregon;

33 ALSO,
 34 NW $\frac{1}{4}$ NW $\frac{1}{4}$, and NW $\frac{1}{4}$ SW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 26, Township 33 South, Range 7 $\frac{1}{2}$ E.W.M.;
 35 ALSO EXCEPTING therefrom that portion of the SW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 23, Town-
 36 ship 33 South, Range 7 $\frac{1}{2}$ E.W.M., and that portion of the NW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section
 37 26, Township 33 South, Range 7 $\frac{1}{2}$ E.W.M., lying East of the State Highway,
 38 Klamath County, Oregon.

39 Government Lots 8, 9, 10, 11 and NE $\frac{1}{4}$ and NW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 27, Township
 40 33 South, Range 7 $\frac{1}{2}$ E.W.M.

41 ALSO EXCEPTING that portion of the NW $\frac{1}{4}$ SW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 26, Township 33
 42 South, Range 7 $\frac{1}{2}$ E. W. M., lying East of the Highway.

43 SUBJECT TO: Taxes for fiscal year commencing July 1, 1971, which are now
 44 a lien but not yet payable; Liens and assessments, contracts, water rights,
 45 proceedings, taxes, relating to irrigation, drainage and/or reclamation of
 46 said lands, and all rights of way for ditches, canals and conduits, if any
 47 of the above there may be; Rights of the Public and of Governmental Bodies
 48 in and to any portion lying below the mean high water of Wood River;
 49 Rights of the public in and to any portion lying within roads or highways;
 50 Easement to California Oregon Power Company, dated March 20, 1933, recorded
 51 May 1, 1933, in Volume 99 at page 638, Deed Records of Klamath County,
 52 Oregon; Easement to California Oregon Power Company, dated April 28, 1933,
 53 recorded May 1, 1933, in Volume 101, page 1, Deed Records of Klamath
 54 County, Oregon; Reservations contained in deed recorded July 29, 1946, in
 55 Volume 193, page 125, Deed Records of Klamath County, Oregon; Easement to

BANONG, BANONG
 & GORDON
 ATTORNEYS AT LAW
 KLAMATH FALLS, ORE.

Warranty Deed - Page 1.

977 DEC 19 AM 9 31

24381

John J. Nelson et ux, dated May 9, 1960, recorded May 16, 1960, in Volume 321, page 248, Deed Records of Klamath County, Oregon, modified in Deed Volume 323, page 93, dated July 26, 1960, recorded July 26, 1960, Records of Klamath County, Oregon.

RESERVING unto Grantor a 30 ft. access easement in NELSUN of Section 23, Township 33 South, Range 7 $\frac{1}{2}$ along irrigation ditch for access to and from source of irrigation water.

The true and actual consideration paid for this transfer is \$215,000.00.

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

IN WITNESS WHEREOF, she has hereunto set her hand and seal this 1st day of September, 1971.

Virginia E. Zumbun. (SEAL)

STATE OF OREGON)
County of Klamath) SS

September 1, 1971

Personally appeared the above named Virginia E. Zumbun, and acknowledged the foregoing instrument to be her voluntary act and deed.

Before me:

William J. D. Milne
Notary Public for Oregon
My Commission Expires: 2-19-73

(SEAL)

STATE OF OREGON; COUNTY OF KLAMATH; ss.

led for record ~~at request of~~

this 19th day of December A. D. 1977 at 9:31 o'clock A.M., and
duly recorded in Vol. M77, of Deeds on Page 24380

Fee \$6.00

Wm D. MILNE, County Clerk
By Bernetha D. Ketch
return to:

Dr. & Mrs. Wm. A.
Bartlett
1276 Lakeshore
K. Falls.

GANDONG, GANDONG
& GORDON
ATTORNEYS AT LAW
KLAMATH FALLS, ORE.

Warranty Deed - Page 2.