

40644

WARRANTY DEED

Vol. 77 Page 245

RICHARD J. FLETCHER and CAROL J. FLETCHER, husband and wife, Grantors, convey and warrant to PATRICK J. DENNISON and NELLIE M. DENNISON, husband and wife, Grantees, the following-described real property, free of encumbrances except as specifically set forth herein:

All the following described real property situate in Klamath County, Oregon:

Beginning at a point which bears North 89°34' West 1,745.3 feet from the quarter corner between Section 24 Township 23 S., Range 9 EWM, and Section 19 Township 23 South, Range 10 EWM, which is the intersection of the East and West center line of said Section 24 and the Westerly right of way line of the Dalles-California Highway; thence continuing West along said Section line a distance of 894.7 feet, more or less, to the center of said Section 24; thence South on the North-South center section line a distance of 100.8 feet to a point; thence East, parallel to said East-West center section line, a distance of 834.7 feet to the Northwesternly right of way line of the Dalles-California Highway; thence North 30°48' East, along said right of way line a distance of 117.3 feet, more or less, to the point of beginning, said parcel being situated in the NW¼SE¼ of Section 24 Township 23 South, Range 9 EWM, and containing 2.0 acres, more or less, LESS AND EXCEPTING any portion lying within the right of way of the Walker Basin Canal.

SUBJECT TO the following exceptions:

1. Reservations and restrictions contained in patent from the United States of American to Chester Sears dated August 17, 1932, recorded September 19, 1936, Vol. 107, page 232 of Deeds, records of Klamath County, Oregon, as follows: "...and there is reserved from the lands hereby granted, a right of way thereon for ditches or canals constructed by authority of the United States. Subject to such rights for Telephone and Telegraph purposes as the Pacific Telephone and Telegraph Company may have under Act of March 4, 1911."
2. Right of way to erect and maintain poles over the NE¼ including the terms and provisions thereof, given by C. C. Sears to Pacific Telephone Telegraph Company dated November 8, 1928, recorded December 26, 1968, Vol. 85 of Deeds, page 65, records of Klamath County, Oregon.
3. Right of Way Easement including the terms and

-1-WARRANTY DEED

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BEND, OREGON 97701

24522

provisions thereof, given by Jacob W. Schabener and Grace E. Schabener, to Midstate Electric Cooperative, Inc., dated August 22, 1952, recorded January 2, 1953, Vol. 258, of Deeds, page 420, records of Klamath County, Oregon.

4. Reservations and restrictions of access contained in deed from Jacob W. Schabener to State of Oregon dated April 30, 1933, recorded May 6, 1953, Vol. 260, page 484 of Deeds, records of Klamath County, Oregon.

The true and actual consideration for this conveyance is the sum of \$3,000.00.

Until a change is requested, all tax statements shall be sent to the following address: \_\_\_\_\_

DATED this 17 day of Dec, 1977.

Richard J. Fletcher  
RICHARD J. FLETCHER

Carol J. Fletcher  
CAROL J. FLETCHER

STATE OF Wash )  
County of Klamath ) ss.

On this 17 day of December, 1977, personally appeared before me the above named RICHARD J. FLETCHER and CAROL J. FLETCHER, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

Return to  
Dewick Co Title  
1230 NE 3rd PO Box 323  
Bend, OR 97701

Michael E. Knapp  
Notary Public for Oregon  
My Commission Expires 6/30/80

STATE OF OREGON; COUNTY OF KLAMATH; ss.

and for record at request of Klamath County Title Co.

this 20th day of December A. D. 19 77 at 11:45 A. M.

duly recorded in Vol. M77, of Deeds 24522.

W. D. MILLER County Clerk  
W. D. Miller

Fee \$6.00

2 and last - WARRANTY DEED

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