

49353

WARRANTY DEED

Vol. ^m 78 Page 11723

KNOW ALL MEN BY THESE PRESENTS, made this 30th day of May, 1978, that WILLIAM GANONG, JR. and BETTY GANONG, husband and wife, Grantors, for the consideration hereafter stated, have bargained and sold and by these presents do grant, bargain, sell, and convey unto ARTHUR W. CHIPMAN and MARY M. CHIPMAN, husband and wife, an undivided one-half interest, and unto LESLIE THOMPSON and EDITH THOMPSON, husband and wife, an undivided one-half interest, Grantees, in and to the following described premises in Klamath County, Oregon, to wit:

That portion of the SW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 3, Twp. 36 S., R. 6 E., W.M., Klamath County, Oregon, more particularly described as follows:

Commencing at a point on the West line of said SW $\frac{1}{4}$ SW $\frac{1}{4}$ which is 330 feet North of the Southwest corner of said Section 3, said point also being the Northwest corner of the tract of land conveyed to Dale Vincent and Violet Vincent, husband and wife, by deed recorded in Vol. 335 at page 617 of Klamath County, Oregon, Deed Records on February 28, 1962; thence, North along said West line of said Section 3 a distance of 660 feet; thence, N. 89°04' E. a distance of 330 feet; thence, South parallel to said West line of Section 3, a distance of 660 feet, more or less, to the North line of said tract conveyed to said Dale Vincent and Violet Vincent; thence, S. 89°04' W. along said North line of said Vincent Tract a distance of 330 feet to the point of beginning.

Together with a 30-foot wide Right of Way for utilities and for ingress and egress to and from said premises to the Klamath Falls-Rocky Point Highway, being also known as the Westside Highway, more particularly described as follows:

Starting at a point on the East line of the premises herein conveyed which is situated 100 feet North of the Southeast corner of said premises; thence, N. 89°04' E. parallel with the North line of said Vincent Tract and 100 feet distant therefrom a distance of 951.5 feet, more or less, to the West line of said Klamath Falls-Rocky Point Highway; thence, North along said West line of said Highway a distance of 30 feet; thence, S. 89°04' W. parallel with said North line of said Vincent Tract and 130 feet distant therefrom, 951.5 feet, more or less, to the East line of the premises herein conveyed; thence, South along said East line of the premises herein conveyed to the point of beginning.

SUBJECT TO: Easement agreement, including the terms and provisions thereof, between Herbert Fleishhacker and Mary Belle Fleishhacker, husband and wife, First Parties, and California Oregon Power Company, a corporation, Second Parties, dated January 25, 1924, recorded February 15, 1924, in Volume 63 on page 459, records of Klamath County, Oregon, relative to the regulation and control of the waters of Upper Klamath Lake between the elevations of 4137 and 4143.3 feet above sea level; Right of Way Grant for pole line from Robert Sloan and Peggy M. Sloan, husband and wife, to The California-Oregon Power Company, a corporation, dated October 31, 1955, recorded November 3, 1955, in Volume 279, page 5, Deed Records of Klamath County, Oregon; Reservations and restrictions in deed from Olive M. Johnson, a single woman, to William Ganong, Jr. and Betty Ganong, husband and wife, dated November 26, 1962, recorded December 3, 1962, in Deed Volume 341, page 603, records of Klamath County, Oregon, as follows: "...saving and reserving to the grantor, her heirs, grantees, and assigns the joint right to use said right of way for the benefit of grantor's remaining property in said SW $\frac{1}{4}$ SW $\frac{1}{4}$ of said Section 3," and to all existing land use and development laws, ordinances, regulations, restrictions, requirements, and orders; all existing laws, regulations, restrictions, requirements, and orders of or pertaining to the Department of Environmental Quality and also those pertaining to sanitation or sewage disposal; and all existing Zoning laws, ordinances, regulations, restrictions, requirements, and orders; and easements and rights of way apparent on the land, if any.

The true and actual consideration for this transfer is \$4,600.00.

Page 1 - WARRANTY DEED

WM. GANONG
LAWYER
211 S. 7th Street
KLAMATH FALLS, ORE.
97601
(503) 882-7228

1 TO HAVE AND TO HOLD the said premises with their appurtenances unto
2 the said Grantees as follows: Unto said ARTHUR W. CHIPMAN and MARY M. CHIPMAN,
3 husband and wife, as Tenants by the Entirety, an undivided one-half interest
4 therein, and unto said LESLIE THOMPSON and EDITH THOMPSON, husband and wife,
5 as Tenants by the Entirety, an undivided one-half interest therein, forever.

6 The said Grantors hereby covenant to and with the said Grantees that
7 they are the owners in fee simple of said premises; that they are free of
8 all incumbrances, except those above set forth, and that they will warrant
9 and defend the same from all lawful claims except those above set forth.

10 IN WITNESS WHEREOF, Grantors have hereunto set their hands the day
11 and year first herein written.

12 William Ganong, Jr.
13 William Ganong, Jr.

14 Betty Ganong
15 Betty Ganong

16 STATE OF OREGON, County of Klamath, ss

17 May 30, 1978

18 Personally appeared the above-named WILLIAM GANONG, JR. and BETTY GANONG,
19 husband and wife, and acknowledged the foregoing instrument to be their
20 voluntary act and deed. BEFORE ME:

21 (SEAL)

22 Bernice D. Kraft
23 Notary Public for Oregon
24 My Commission expires: 3-13-80

25 Until a change is requested, all tax statements shall be sent to the following
26 name and address: Mr. Arthur W. Chipman, 2251 Ross Lane, Medford, Oregon
27 97501.

28 STATE OF OREGON; COUNTY OF KLAMATH; ss.

29 ed for record at request of Klamath County Title Co.

30 1st day of June A. D. 19 78 at 3:40 clock P.M.

31 fully recorded in Vol. M78, of Deeds on Page 11723

32 Wm D. MILNE, County Clerk

By Bernice D. Kraft

Fee \$6.00

Return KCTC

WM. GANONG
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Page 2 - WARRANTY DEED