

NTC 6757
WARRANTY DEED

THIS INDENTURE, Witnesseth, That W. J. COX and LAURA COX, husband and wife, herein called "grantors", in consideration of TEN AND NO/100 (\$10.00) DOLLARS to them paid, have bargained and sold and by these presents do grant, bargain, sell and convey to ROBERT L. FIKE and MARY FIKE, husband and wife, herein called "grantees", their heirs and assigns forever, the following-described premises, situated in Klamath County, State of Oregon, to-wit:

Beginning at a point 560 feet West of the Northeast corner of Lot 9, Section 7, Township 35 S., R. 7 E.W.M., or on the North line of said Lot 9 and the East line of Dalles-California Highway right of way; thence West 469 feet to the lake shore line; thence West of South approximately 650 feet to the North line of 100 foot lot owned by Chas. Blair Knight by deed dated May 23, 1936, approved September 9, 1936, L-Adj. 13295 BDS; thence East along North line of said 100 foot lot, 592 feet to a point on the East line of Dalles-California Highway right of way; thence North 600 feet to the point of beginning, being all that part of Lot 9, Section 7, Township 35 S., R. 7 E.W.M., West of East line of Dalles-California Highway right of way and North of the North line of the 100 foot lot owned by Chas. Blair Knight by deed mentioned above.

SUBJECT TO: (1) 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. (2) Rights of the public and of Governmental bodies in and to any portion of the herein-described property lying below mean high water mark of Agency Lake. (3) Easement, including the terms and provisions thereof, executed by Carlos Blair, single, to The California Oregon Power Company, dated April 26, 1925, recorded May 11, 1925, in Deed Volume 65, Page 560, Records of Klamath County, Oregon. (4) Right of way, including the terms and provisions thereof, executed by Carlos Blair, single, to The California Oregon Power Company, dated August 1, 1939, recorded September 27, 1939, in Deed Volume 124, Page 510, Records of Klamath County, Oregon. (5) Right of way, including the terms and provisions thereof, executed by Charles Blair Knight and Gertrina Knight, to The California Oregon Power Company, dated August 2, 1939, recorded September 27, 1939, in Deed Volume 124, Page 509, Records of Klamath County, Oregon. (6) Terms and provisions in Land Status Report dated January 9, 1950, recorded January 9, 1950, in Deed Volume 300, Page 439, Records of Klamath County, Oregon. (7) Rights of the public in and to any portion of the herein-described property lying within the limits of roads or highways. (8) Reservations as shown on the Plat and in the Dedication of KIWANIS BEACH for a 10 foot strip along the East side of lots 1, 14 and 15 for Highway purposes at such time as the Oregon State Highway Commission may require. (9) Ditches and canals constructed by authority of the United

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States as reserved in Indian Patent to Silas Hiches dated March 3, 1910, recorded January 4, 1915, in Deed Volume 183, Page 507, Records of Klamath County, Oregon. (10) Agreement, including the terms and provisions thereof, between Albert Hiches, et ux, and California-Oregon Power Company, dated March 28, 1925, recorded May 11, 1925, in Deed Volume 65, Page 579, Records of Klamath County, Oregon, regarding regulation of the level of Upper Klamath Lake. (11) Easement, including the terms and provisions thereof, from Paul T. Atkinson, et ux, to Pacific Power and Light Company, dated April 4, 1960, recorded April 6, 1960, in Deed Volume 320, Page 204, Records of Klamath County, Oregon,

together with all covenants, hereditaments and appurtenances hereunto belonging or appertaining, and all estate, right, title and interest in and to the same.

TO HAVE AND TO HOLD the said premises unto the grantees, their heirs and assigns forever. The said grantors do covenant to and with the said grantees, their heirs and assigns, that they are the owners of said premises, being lawfully seized in fee simple thereof; that said premises are free from all encumbrances except as above stated; and that they and their heirs and representatives will warrant and defend the same from all lawful claims whatsoever.

IN WITNESS WHEREOF, We have hereunto set our hands and seals this

20th day of April, 1966.

STATE OF ARIZONA

County of Maricopa

W. J. Cox (SEAL)
Laura Cox (SEAL)

Personally appeared the above-named W. J. COX and LAURA COX, husband and wife, known to me to be the identical persons described as grantors in the within Deed, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me this 19th day of April, 1966.

Antoinette Hobbs
Notary Public in and for said
County and State

My commission expires
My Commission Expires June 21, 1969

STATE OF OREGON; COUNTY OF KLAMATH; ss.

I hereby certify that the within instrument was received and filed for record on the 28th day of September A.D., 1971, at 1:37 o'clock P. M., and duly recorded in Vol. N78, of Deeds on Page 1829.

FEE \$6.00

WM. D. MILNE, County Clerk

By Bernard H. Hirsch Deputy