

WARRANT DEED TO CREATE ESTATE

Esther Simmers

THE ESTATE

in witness whereof, THAT ESTHER MAY SIMMERS, a single woman, hereinafter known as grantor, for and in consideration of the sum of Ten and no/100 -- Dollars, to her self and by these presents doth grant, bargain, sell and convey unto

ROBERT L. HEIDERER and HELEN M. HEIDERER, described persons, situated in Klamath County, Oregon, to-wit:

PARCEL 1: All that portion of the SW 1/4 of NW 1/4 of Sec. 28, and of the NW 1/4 of NW 1/4 of Sec. 33, T. 39 S. R. 8 E.W.M. Klamath Falls-Ashland Highway at a point from which the Northwest corner of said Sec. 33 bears N. 25 degrees 40' West of North line of Highway 39 as run, being the true point of beginning of this description; thence N. 0 degrees 21' W. 832.0 feet; thence West to the South line of the measured at right angles feet; thence East 153.4 feet; thence East 832.0 feet to the North line of Highway; thence Easterly

PARCEL 2: Beginning at a point in the NW 1/4 of the NW 1/4 of Sec. 33 T. 39 S. R. 8 E.W.M., which is S. 23 degrees 40' W. 1,230.75 feet to a point on the northerly right of way line Highway, thence S. 72 degrees 38' W. along said right of way line and thence N. 0 degrees 21' W. 400 feet, which point of beginning is on the easterly boundary of a parcel of land deeded by Heiderer to Jameson and is described in a deed recorded in Klamath County Deed Records, Vol. 159, page 581; thence East; thence S. 89 degrees 19' W. 153.4 feet; thence S. 0 degrees 19' W. 153.4 feet to the point of beginning; being the NW 1/4 of Section 33, T. 39 S. R. 8 E.W.M.

SUBJECT TO: Right of way for pole line, recorded in Book 69, page 387 of Deed Records of Klamath County, Oregon; Certificate of Water Right to R. A. Emmitt recorded May 10, 1918 in Book 1 of Water Rights Certificates, page 414 for 30 acres on NW 1/4 of NW 1/4; Levies and assessments of Emmitt District Improvement Co.

TO HAVE AND TO HOLD the said premises with their appurtenances unto the said grantees as an estate by the entirety. And the said grantee, that she is the owner in fee simple of said premises; that they are free from all incumbrances, except

and that a

IN WITNESS WHEREOF,

the 14th day of June

and counterfeited or hereby covenant to and with the said grantees, and the owner in fee simple of said premises; that they are free from all incumbrances, except

and that a

will warrant and defend the same from all lawful claims whatsoever, except those above set forth.

IN WITNESS WHEREOF,

the 14th day of June

1966.

*Esther May Simmers* (SEAL)

(SEAL)

(SEAL)

(SEAL)

STATE OF OREGON, County of

Personally appeared the

Klamath ss. June 20, 1966.

above named, ESTHER MAY SIMMERS, a single woman,

and acknowledged the

foregoing instrument to be her voluntary act and deed.

Before me,

*Mary F. Titter*  
Notary Public for Oregon  
My commission expires *Dec 16, 1968*

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 27th day of September 1968, at 4:23 o'clock P. M., and recorded in book M78, on page 21534 Record of Deeds of said County.

Witness my hand and seal of County affixed.

*Mrs. D. Milne*

County Clerk-Recorder

Deputy

By *Esther Simmers*

Fee \$3.00