

KNOW-ALL MEN BY THESE PRESENTS, That I, Pearl Soder, a single woman,

in consideration of Ten Dollars and other valuable considerations ~~Dollars~~,

to me paid by Don Birkey and Mary Birkey, husband and wife,

do hereby grant, bargain, sell and convey unto said Don Birkey and Mary Birkey, husband and wife,

their heirs and assigns, ~~all~~ the following real property, with the tenements, hereditaments and appurtenances situated in the County of Klamath and State of Oregon, bounded and described as follows, to-wit:

All of my right, title and interest, being an undivided  $\frac{1}{4}$  interest, in and to the following:

Tract 15 of PLEASANT HOME TRACTS NO. 2, Klamath County, Oregon.

SUBJECT TO: 1960-61 taxes now a lien but not yet payable.

2. Acreage and use limitations under provisions of the United States Statutes and regulations issued thereunder. Liens and assessments of Klamath Project and Enterprise Irrigation District, and regulations, contracts, easements, and water and irrigation rights in connection therewith.
3. The property is within the boundaries of the South Suburban Sanitary District, and is subject to the regulations, liens, assessments and laws relating thereto.
4. Easement and right of way, including the terms and provisions thereof, given to The California Oregon Power Company, dated July 29, 1939, recorded September 1, 1939, in Volume 124 at page 246, Deed Records of Klamath County, Oregon, to construct and maintain a water main over and across the south six feet of the above described land.
5. Reservations, including the terms and provisions thereof, as recited in deed from Charles W. Miller, et ux, to George J. A. Tufts, dated November 26, 1945, recorded January 6, 1948, in Volume 215 at page 323, Deed Records of Klamath County, Oregon, to-wit: "Subject to an easement for ditches and/or pipe lines to convey water for irrigation and domestic use for the benefit of adjoining property owners."

To Have and to Hold, the above described and granted premises unto the said Don Birkey and Mary Birkey, husband and wife,

their heirs and assigns forever.

And I, Pearl Soder, a single woman,

above named do covenant to and with the above named grantees, their heirs and assigns that I am lawfully seized in fee simple of the above granted premises, that the above granted premises are free from all encumbrances, save and except as above stated,

and that I will and my heirs, executors and administrators, shall warrant and forever defend the above granted premises, ~~and every part and parcel thereof~~ against the lawful claims and demands of all persons whomsoever,

Witness my hand and seal this 15<sup>th</sup> day of October, 1960.

Executed in the Presence of

*Pearl Soder*

(SEAL)

(SEAL)

(SEAL)

(SEAL)

STATE OF OREGON,

24041

County of *Klamath*

ss.

BE IT REMEMBERED, That on this *18th* day of *October*, 19*60*, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named *Earl Soder, a single woman*, known to me to be the identical individual described in and who executed the within instrument and acknowledged to me that *she* executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

*Chloris E. Russell*  
Notary Public for Oregon.  
My Commission expires *8/10/61*

WARRANTY DEED  
(FORM NO. 703)  
STEVENS-NEES LAW FIRM, CO., PORTLAND, ORE.

STATE OF OREGON,  
County of *Klamath*

I certify that the within instrument was received for record on the *26th* day of *October*, 19*78*, at *9:39* o'clock *A. M.*, and recorded in book *M78*, on page *24040*; Record of Deeds of said County.

Witness my hand and seal of County affixed.

*Wm. D. Milne*

County Clerk-Recorder.

*By Richard D. Howard*  
Deputy.

Fee *\$6.00*  
WHEN RECORDED RETURN TO

*Richard D. Howard*  
*4415 Incessor Ave*  
*Klamath Falls, Or.*  
*97601*