

59284

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That I, Lillian Hall, for and in consideration of the sum of \$114,000.00 have bargained and sold and by these presents do bargain, sell and convey unto Vincil Lee Rentle and Barbara A. Rentle, husband and wife, my undivided one-half interest in and to the following described real property situated within Klamath County, State of Oregon, to-wit:

PARCEL 1:

Township 37 South, Range 15 East, Willamette Meridian

Section 10: $S\frac{1}{2}S\frac{1}{2}$
 Section 11: $E\frac{1}{2}, SW\frac{1}{4}$
 Section 13: $N\frac{1}{2}, SW\frac{1}{4}$
 Section 14: All
 Section 15: All except $NE\frac{1}{4}SE\frac{1}{4}$
 Section 23: $NW\frac{1}{4}, N\frac{1}{2}NE\frac{1}{4}, SE\frac{1}{4}NE\frac{1}{4}, S\frac{1}{2}SW\frac{1}{4}NE\frac{1}{4}, E\frac{1}{2}SE\frac{1}{4}$
 Section 24: $W\frac{1}{2}, W\frac{1}{2}E\frac{1}{2}$
 Section 25: All
 Section 26: $NE\frac{1}{4}$

PARCEL 2:

Township 36 South, Range 14 East, Willamette Meridian

Section 20: A parcel of land situate in the $W\frac{1}{2}SW\frac{1}{4}$ more particularly described as follows:

Beginning at the intersection of the Easterly line of a county road known as Ivory Pine Road and the Southerly line of the O.C. & E. Railroad right of way; thence running along said right of way in a straight line in a Southeasterly direction 660 feet; thence South parallel to the Easterly line of said County Road 320 feet; thence Westerly parallel to the Southerly line of said railroad right of way 660 feet to the Easterly line of said road; thence North along said Easterly line 1320 feet to the point of beginning.

TO HAVE AND TO HOLD the above granted premises unto the grantees and unto their heirs and assigns forever, and the grantor does covenant with the grantees that she is lawfully seised of a merchantable fee simple title to the above granted premises; that said premises are free of all liens and encumbrances excepting:

(1) The assessment roll and the tax roll disclose that the within described premises were specially assessed as farm land. If the land becomes or has become disqualified for the special assessment, under the statute an additional tax may be levied for the years since October 5, 1968, in which the land was subject to the special land use assessment.

- (2) Acreage and use limitations under provisions of the United States statutes and regulations issued thereunder.
- (3) All contracts, water rights, proceedings, taxes and assessments relating to irrigation, drainage and/or reclamation of said lands; all rights of way for roads, ditches, canals, and conduits in conjunction therewith, if any of the above there may be.
- (4) Rights of the Federal Government, the State of Oregon, and the general public in and to that portion of the property herein lying below the high water line of Sprague River.
- (5) Rights of the public in any portion of the herein described premises lying within the limits of any road or highway.
- (6) Reservations and restrictions contained in deed from Nolte-Utley Realty Co., to James Owen recorded in Vol. 46, page 435, Deed Records of Klamath County, Oregon, as follows: "Subject to one-half of all oil, gas, coal and minerals, on, in or under said lands, together with the right to take and mine the same, are reserved by the grantor, its successors and assigns." Affects W $\frac{1}{2}$ SE $\frac{1}{4}$ Section 15, Twp. 37 S, R 15 E.W.M., and other property immaterial hereto.
- (7) Reservations and restrictions contained in deed from Nolte-Utley Realty Co., to Pat J. O'Leeffe recorded in Vol. 80, page 540, Deed Records of Klamath County, Oregon, as follows: "Subject to one-half of all oil, gas, coal and minerals, on, in or under said lands together with the right to take and mine the same, are reserved by the grantor, its successors and assigns." Affects SW $\frac{1}{4}$, Section 15, Twp. 37 S, R 15 E.W.M.
- (8) Right of way conveyed by United States Nation Corporation to The California Oregon Power Company dated June 30, 1938, recorded July 25, 1938, Vol. 117, page 17, Deed Records of Klamath County, Oregon, across SW $\frac{1}{4}$ SE $\frac{1}{4}$ Section 24, Twp. 37 S, R 15 E.W.M.
- (9) Right of way, including the terms and provisions thereof, given by Barbara Hall and Vance Hall to The California Oregon Power Company dated January 18, 1960, recorded January 21, 1960, Vol. 318, page 380, Deed Records of Klamath County, Oregon, across SW $\frac{1}{4}$ SW $\frac{1}{4}$ Section 15, Twp. 37 S, R 15 E.W.M., and N $\frac{1}{2}$ N $\frac{1}{2}$ Section 25, Twp. 37 S, R 15 E.W.M.
- (10) Right of way including the terms and provisions thereof, given by Barbara Taylor Hall to United States of America dated December 22, 1962, recorded September 11, 1963, Vol. 348, page 104, Deed Records of Klamath County, Oregon, across SW $\frac{1}{4}$ SE $\frac{1}{4}$, Section 24, Twp. 37 S, R 15 E.W.M.
- (11) Right of way, including the terms and provisions thereof, given by Barbara Taylor Hall to United States of America dated September 21, 1967, recorded October 20, 1967, Vol. M67, page 8192, Deed Records of Klamath County, Oregon, across SW $\frac{1}{4}$ SE $\frac{1}{4}$ Section 24 and NE $\frac{1}{4}$ NE $\frac{1}{4}$, Section 25, Twp. 37 S, R 15, E.W.M.

(12) Reservations and restrictions contained in deed from United States of America to Vance Hall and Barbara Hall dated April 15, 1968, recorded April 25, 1968, Vol. M68, page 3305, Deed Records of Klamath County, Oregon, as follows: "... and there is reserved from the land hereby granted, a right of way thereon for ditches or canals constructed by the authority of the United States. Reserving, also to the United States all minerals, oil, and gas in the land so patented, and to it or persons authorized by it, the right to prospect for, mine, and remove such deposits from the same, in accordance with the provisions of the Act of February 28, 1925." Affects SW $\frac{1}{4}$ NE $\frac{1}{4}$, SE $\frac{1}{4}$ NW $\frac{1}{4}$, NW $\frac{1}{4}$ SE $\frac{1}{4}$, SW $\frac{1}{4}$ SW $\frac{1}{4}$, Section 24 and NE $\frac{1}{4}$, Section 26, Twp. 37 S, R. 15 E.W.M.

(13) Right of way easement, including the terms and provisions thereof, given by Vance Hall et ux to Pacific Power & Light Company, a coproration, dated October 11, 1967, recorded May 8, 1968, Vol. M68, page 4205, Deed Records of Klamath County, Oregon. Affects NE $\frac{1}{4}$ Section 26, Twp. 37 S, R 15 E.W.M.

(14) Permit to use road, including the terms and provisions thereof, given by Vance Hall and Barbara Hall to Norman J. Duffy and Darlene E. Duffy dated March 18, 1973, recorded March 21, 1973, Vol. M73, page 3023, Miscellaneous Records of Klamath County, Oregon, Affects Section 15, Twp. 37 S, R 15 E.W.M.

The grantor does further covenant that she will forever warrant and defend the above granted premises unto the grantee, their heirs and assigns against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF the grantor has hereunto set her hand and seal this 5 day of Dec, 1978.

Lillian Hall (SEAL)

STATE OF OREGON

County of Klamath } ss.

On this 5 day of December, 1978, before me personally appeared the within named Lillian Hall, and she did then and there acknowledge that she executed the foregoing instrument.

[Signature]
Notary Public for Oregon
My Commission Expires 8-5-79

Until a change is requested,
all tax statements shall be sent to: DVA

Return to
Vincil Lee and Barbara A. Rentle
Bly, Oregon 97622

OF KLAMATH COUNTY OF OREGON ss.

the record at request of Klamath County Title Co.

5th day of December A.D. 1978 at 10:47 clock AM, on
was recorded in Vol. M78, of Deeds on Page 27277

WILLIAM E. HILNE, County Clerk

By [Signature]
Fee \$9.00