

60504

WARRANTY DEED

Vol. 179 Page 264

This Indenture Witnesseth, THAT WALTER SMITH, JR. and DOROTHY M. SMITH, husband and wife,

hereinafter known as grantor for and in consideration of the sum of Ten and 00/100 Dollars to them paid, have bargained and sold, and by these presents do grant, bargain, sell and convey unto Whispering Springs Ranch, Inc., an Oregon Corporation, its

successors

and assigns, the following described premises, situated in Klamath County,

Oregon, to-wit: The S $\frac{1}{2}$ SW $\frac{1}{4}$  of Sec. 11; NE $\frac{1}{4}$ NW $\frac{1}{4}$  of Sec. 14; also all that portion of the SE $\frac{1}{4}$ SE $\frac{1}{4}$  of Sec. 10 and of the NW $\frac{1}{4}$ NW $\frac{1}{4}$  of Sec. 14 and of the NE $\frac{1}{4}$ NE $\frac{1}{4}$  of Sec. 15 lying Easterly of the Easterly line of the Drain Ditch, said Easterly line of said Drain Ditch being more particularly described as follows: Beginning at an iron pin at the intersection of the North boundary of the County Road and the Easterly boundary of the Drain Ditch, said point being East a distance of 2418.05 feet and S. 38°50' East a distance of 1712.4 feet from the iron pin marking the North  $\frac{1}{4}$  corner of said Section 15; thence North 38°50' West a distance of 2351.2 feet; thence North 13°20' West a distance of 836.5 feet to the East-West fence line accepted as the North boundary of the SE $\frac{1}{4}$ SE $\frac{1}{4}$  of said Sec. 10. All said real property lying and being situated in Township 40 S., R. 13 E.W.M.

EXCEPTING from the above described property all those portions thereof acquired by the United States of America described in Deeds recorded in Vol. 59 page 205; Vol. 232 page 475 and Vol. 253 page 50, Deed Records of Klamath County, Oregon, and

EXCEPTING ALSO, all portions thereof contained in existing roadways, ditches, and laterals.

SUBJECT TO: Contracts and/or liens for irrigation and/or drainage of Langell Valley Irrigation District; Reservation in United States Patents and State Deeds; Easement granted to United States of America recorded in Vol. 76 at page 21, Deed Records of Klamath County, Oregon; Easements granted to The California Oregon Power Co. recorded in Vol. 140 at page 241 and Vol. 143 at page 11, Deed Records of Klamath County, Oregon; Easement granted to Langell Valley Irrigation District recorded in Vol. 253 at page 482, Deed Records of Klamath County, Oregon.

TO HAVE AND TO HOLD the said premises with their appurtenances unto the said grantee, its successors and assigns forever. And the said grantors do hereby covenant to and with the said grantee, its successors and assigns, that they are the owners in fee simple of said premises; that they

are free from all incumbrances, except those above set forth, and that they will warrant and defend the same from all lawful claims whatsoever, except those above set forth.

IN WITNESS WHEREOF, They have hereunto set their hands and seals this 31st day of December 1962

STATE OF OREGON, } ss.  
County of Klamath }

BE IT REMEMBERED, That on this 31st day of December A. D. 1962, before me, the undersigned, a Notary Public, in and for said County and State, personally appeared the within named Walter Smith, Jr. and Dorothy M. Smith, husband and wife,

who are known to me to be the identical persons described in and who executed the within instrument, and acknowledged to me that they executed the same freely and voluntarily.

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

From Office of  
GANONG & GANONG  
Attorneys at Law  
First Federal Bldg.  
6th and Main  
Klamath Falls, Oregon

Not. Whispering Springs Ranch  
At. 1 Box 57  
Klamath Falls, Or. 97603

Notary Public for Oregon

My Commission Expires 5-15-64

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record XXXXXXXXXX

this 3rd day of January A. D. 1972 at 12:58 o'clock P.M.

duly recorded in Vol. 179, of DEEDS on Page 264

FEE \$ 3.00

W. D. MILNE, County Clerk

By Jacqueline L. Milne

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