

66287

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That Sharon Burch, Sheila A. Wood, Viola Hubois, and Shirley Pierce hereinafter called the grantors, for the consideration hereinafter stated, to grantor paid by Jay R. Hinkel and Erika L. Hinkel, husband and wife, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

A parcel of land which is the Easterly 77 feet of Tract 9, EMMETT TRACTS subdivision, situated in the NW 1/4 S²² of Sec. 7, T¹²N R¹²W, S.E. 10, T¹²N.W.M., Klamath County, Oregon, more particularly described as follows:

Beginning at the Northeast corner of said Tract 9; thence South 88°52' W. along the North line of said tract 9 a distance of 77.00 feet; thence S. 1°24' E. parallel with the East line of said Tract 9 a distance of 166.78 feet to the Southerly line of said Tract 9; thence S. 41°09' E. along said Southerly line a distance of 120.42 feet to the Southeast corner of said Tract 9; thence N. 1°24' W. along the East line of said tract 9 a distance of 259.00 feet to the point of beginning.

Subject to acreage and use limitations under the United States Statutes and regulations issued thereunder, and to liens and assessments of Klamath Project and Enterprise Irrigation District, and regulations, contracts, easements and water and irrigation rights in connection therewith; and to real property taxes for fiscal year commencing July 1, 1971, which are now a lien but not yet payable.

Together with the easement over the Northerly 16 feet of said Lot 9 of Emmitt Tracts for ingress and egress from and to the vacated 30 feet extending from Booth Road Southerly along the West lines of Lots 5, 8 and 9 of said Emmitt Tracts, which easement shall be kept open at all times; and together with the easement for water pipe line which is now installed extending Easterly from the pump and well on West portion of said Tract 9 to the described premises and the non-exclusive right to the use of said well and pump for domestic water supply on the described premises. Grantee shall share and pay with the owner of the Westerly 82 feet of the Easterly 159 feet of said Tract 9 the cost of operation, maintenance, repair and replacement of said well and pump. The easement herein conveyed shall run with the land and inure to benefit of and be subject to the obligations of the parties hereto and their heirs and assigns.

To have and to hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances and that grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

STATE OF OREGON)
) ss.
County of Clatsop)
_____, 1979.

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Personally appeared the above named VIOLA DUBOIS and acknowledged the foregoing instrument to be her voluntary act and deed.

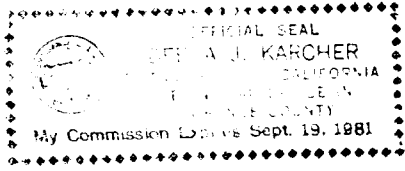
Before me: [Signature]

[Signature]
Notary Public for Oregon
My commission expires: [Date]

STATE OF CALIFORNIA)
) ss.
County of Orange)
April 9 _____, 1979.

Personally appeared the above named SHIRLEY PIERCE and acknowledged the foregoing instrument to be her voluntary act and deed.

Before me: the undersigned



[Signature]
Notary Public for California
My commission expires: 9-19-81

*After Recording Return to
Mr. & Mrs. Jay Hinkel
440 E. 2nd St.
Bainbridge, Clatsop Oregon
97102*

STATE OF OREGON; COUNTY OF KLAMATH; ss.
for record at request of Clatsop County Title Co.
is 21st day of April A. D. 1979 at 11:30 o'clock A. M., or
fully recorded in Vol. 119, of Deeds on Page 11
Wm. D. MILNE, County Clerk
By [Signature]