

88521

KNOW ALL MEN BY THESE PRESENTS, That DAVID J. DEAN and BONNIE DEAN, husband and wife, Grantors, also known as David J. Deans and Bonnie A. Deans, husband and wife, Ten and More Dollars, in consideration of

to them paid by ALFRED G. BERGMAN and LEAH M. BERGMAN, husband and wife, Grantees, do hereby grant, bargain, sell and convey unto said grantees, as tenants by the entirety, 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:

A portion of Section 12, Township 41 South, Range 10 East, W.M., more particularly described as follows:

Beginning at a point on the West line of Government Lot 3, said point being 1,328 feet West and 336 feet South of the quarter section corner common to Sections 1 and 12, Township 41 South, Range 10 E., W.M.; and said point being hereinafter referred to as "Point A"; running thence South 33 deg. 20 min. East, 300.5 feet; thence South 60 deg. 27 min. East, 116.6 feet to the true point of beginning; thence North 179.1 feet; thence West 147.33 feet; thence Northwesterly in a straight line to the aforementioned "Point A"; thence East 274 feet; thence North 336 feet, more or less, to the North line of said Section 12; thence East along said North section line 261 feet; thence South 712 feet, more or less, to the Northerly bank of Lost River; thence in a Westerly direction following the northerly bank of Lost River to a point thereon which is due South of the point of beginning; thence North 99 feet, more or less, to the point of beginning. EXCEPTING THEREFROM any portion of the above described property lying within Front Street or the Dalles-California Highway; and SUBJECT TO (1) Acreage and use limitations under provisions of the U. S. Statutes and regulations issued thereunder; all contracts, water rights, proceedings, taxes and assessments relating to irrigation, drainage, and/or reclamation; (2) Easements and rights of way of record or apparent on the land; rights of the public and governmental bodies in and to any portion of the herein described property lying below high water mark of Lost River; (3) Liens of Town of Merrill, if any; (5) right of ingress and egress as set out in deed from Wm. J. Dean and David J. Dean to City of Merrill, dated Jan. 9, 1936, recorded Aug. 23, 1937, Deed Vol. 111, page 362, Records of Klamath County, Oregon.

To Have and to Hold, the above described and granted premises unto the said Grantees as tenants by the entirety, their heirs and assigns forever.

And David J. Dean and Bonnie Dean, husband and wife, the grantors above named do covenant to and with the above named grantees, their heirs and assigns that they are lawfully seized in fee simple of the above granted premises, that the above granted premises are free from all encumbrances, except as above noted,

and that they will and their 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 our hands and seals this 1st day of October, 1964.

David J. Dean (SEAL)
David J. Dean

Bonnie A. Dean (SEAL)
Bonnie Dean

(SEAL)

(SEAL)

STATE OF OREGON, OREGON

County of Klamath

ss.

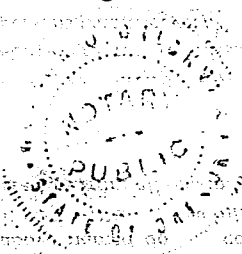
BE IT REMEMBERED, That on this 13th day of October, 1964, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named David J. Dean and Bonnie Dean, husband and wife, also known as David J. Deans and Bonnie Deans, husband and wife, known to me to be the identical individuals 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 affixed my official seal the day and year last above written.

William O. Bruckner

Notary Public for Oregon Oregon

My Commission expires October 29, 1967



WARRANTY DEED

(FORM No. 703)

STEVENS-NESS LAW PUB. CO., PORTLAND, ORE.

STATE OF OREGON,

County of Klamath

ss.

I certify that the within instrument was received for record on the 19th day of August, 1980, at 1:18 o'clock P M., and recorded in book N8C on page 15672, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Mrs. D. Milne

County Clerk-Recorder.

By *Benatha D. D. D.* Deputy.

WHEN RECORDED RETURN TO

Fee \$7.00

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