

Until a change is requested, all tax statements shall be sent to
the following address: Grantees 4446 Winter Ave
Klamath Falls, OR 97601

K-33618

RETURN TO SAME

91181

WARRANTY DEED

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GRANCES LURLENE BEDDOW, hereinafter referred to as
Grantor, does hereby grant, bargain, sell and convey unto TONY
L. DYKES and MELODY F. DYKES, husband and wife, hereinafter
referred to as Grantees, their heirs, successors and assigns, as
tenants by the entirety, that certain real property with the
tenements, hereditaments and appurtenances thereunto belonging or
appertaining, situated in the County of Klamath, State of Oregon,
described as follows:

A tract of land described as follows: Beginning
at a point on the East-West quarter line which
lies North 88°57' East a distance of 949.5 feet
from the iron axle which marks the one quarter
section corner common to Sections 10 and 11,
Township 39 S. R. 9 E.W.M., and running thence:
continuing North 88°57' East along the East-
West quarter line a distance of 67.5 feet, to
an iron pin; thence North 1°12' West parallel
to the West section line of said Section 11 a
distance of 331.4 feet to a point; thence South
88°57' West parallel to the East-West quarter
line a distance of 67.5 feet to a point; thence
South 1°12' East a distance of 331.4 feet, more
or less, to the point of beginning, said tract
containing 0.51 acres, more or less, in the
S½SW¼ of Section 11, Township 39 S. R. 9
E.W.M. There is reserved for road purposes a
strip 30 feet wide along the North side of the
tract.

SUBJECT TO: (1) Liens and assessments of Klamath
Project and Klamath Irrigation District, and
regulations, contracts, easements, water and
irrigation rights in connection therewith.

(2) Rules, regulations and assessments of South
Suburban Sanitary District.

(3) Reservations in deed from J. J. Winter and
Flora Winter, husband and wife, to Sam E.
Tompkins and Belva Tompkins, husband and wife,
dated February 25, 1940, recorded March 26,
1943, on page 37 of Vol. 154 of Deeds, records
of Klamath County, Oregon, as follows: "Subject,
however, to the following easements and reservations:
1. There is an easement for ditches and/or
pipelines to convey water for irrigation and
domestic use and for drainage purposes, for the
benefit of adjoining property owners. 2. That
no dwelling house shall be placed upon said
land to cost less than \$1,000.00; that such
dwelling shall be finished in a workmanlike
manner and shall be painted outside; that all
buildings shall be set back at least 60 feet
from the center line of above mentioned roadway."

to have and to hold the same unto Grantees, their heirs, successors
and assigns forever.

Grantor hereby covenants to and with said Grantees, their
heirs, successors and assigns, that she is lawfully seized in fee
simple of the above-granted premises, free and clear of all encumbrances,

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except those noted above, and that Grantor will warrant and forever defend the above-granted premises and every part and parcel thereof against the lawful demands and claims of all persons whomsoever, except those claiming under the above-described encumbrances.

The true and actual consideration paid for this transfer is \$21,000.00.

In Witness Whereof, the Grantor has executed this instrument this 9th day of October, 1980.

Frances Lurlene Beddow
Frances Lurlene Beddow

STATE OF OREGON)
County of Umatilla) ss.

Before me this 9th day of October, 1980, personally appeared the above-named FRANCES LURLENE BEDDOW, and acknowledged the foregoing instrument to be her voluntary act and deed.

(S E A L)

Amelia A. Naacal
Notary Public for Oregon
My Commission Expires 4-17-83

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Klamath County Title Co.

this 13th day of October A. D. 19 80 at 9:54 o'clock A. M., and

duly recorded in Vol. M80, of Deeds on Page 19856

Wm D. MILNE, County Clerk

By Lemetha Hetch

Fee \$7.00