

17684

THIS INDENTURE WITNESSETH, that CABELL TERRY HATFIELD and FRED TSCHOPP, JR.

hereinafter known as grantors, for the consideration hereinafter stated have bargained and sold, and by these presents do grant, bargain, sell and convey unto ALAN J. DIPPEL and GREGORY E. FITZGERALD, their heirs and assigns, the following described premises, situated in Klamath County, Oregon, to-wit:

$\frac{1}{2}$ NE $\frac{1}{4}$ SE $\frac{1}{4}$  of Section 25, Township 30 South, Range 10 East, Willamette Meridian.

ALSO an easement over the following described property: A parcel of land lying in the Southeast corner of the Northeast quarter of Section 25, Twp. 30 S., R. 10, E.W.M., in Klamath County, Oregon, and beginning at a point on the East line of said Section 25 which is North 86 feet from the Southeast corner of said Northeast one-quarter; thence South on the said East line to the Southeast corner of the said Northeast quarter of Section 25; thence West on the South line of said Northeast quarter a distance of 86 feet; thence Northeasterly in a straight line to the point of beginning.

Subject to: Reservation of all subsurface rights, except water, for heirs of Fanny Lobert, as set forth in deed from United States of America recorded June 30, 1959, Deed Vol. 313, page 562, Records of Klamath County, Oregon; Rights of the public in any portion of the herein described premises lying within the limits of any road or highway; and to easements and rights of way of record and those apparent on the land, if any.

Together With and Subject To the following-described perpetual, non-exclusive easement for ingress and egress to the above-described property and for the use by the owners of neighboring property for ingress and egress to their property:

1. A strip of land 60 feet wide beginning at the Northeast corner of the SE $\frac{1}{4}$  of Sec. 25, Twp. 30 S., R. 10, E.W.M.; thence running Westerly along the North boundary of said SE $\frac{1}{4}$  to the Northwest corner of the NE $\frac{1}{4}$ SE $\frac{1}{4}$ .
2. A strip of land 60 feet wide beginning at the Northeast corner of the SE $\frac{1}{4}$  of Sec. 25, Twp. 30 S., R. 10, E.W.M.; thence running Southerly along the East boundary of said SE $\frac{1}{4}$  to the Southeast corner of the SE $\frac{1}{4}$  which is also the Southeast corner of said Sec. 25.
3. A strip of land 60 feet wide beginning at the Southeast corner of Sec. 25, Twp. 30 S., R. 10, E.W.M.; thence running Westerly along the South line of said Sec. 25 to the Southwest corner of the SE $\frac{1}{4}$ SE $\frac{1}{4}$  of said Sec. 25.
4. A strip of land 60 feet wide, the center line of which begins at the intersection of the Northeast corner of the W $\frac{1}{2}$  of NE $\frac{1}{4}$ SE $\frac{1}{4}$  of Sec. 25, and the North line of SE $\frac{1}{4}$  of said Sec. 25, Twp. 30 S., R. 10, E.W.M.; thence running Southerly along the East boundary of the W $\frac{1}{2}$  of NE $\frac{1}{4}$ SE $\frac{1}{4}$  and thence continuing Southerly along the East boundary of the W $\frac{1}{2}$  of SE $\frac{1}{4}$ SE $\frac{1}{4}$  of said Sec. 25 to the intersection of said East boundary of W $\frac{1}{2}$  of SE $\frac{1}{4}$ SE $\frac{1}{4}$  with the Southerly boundary line of said Sec. 25.

The true and actual consideration for this transfer is \$19,000.00.

TO HAVE AND TO HOLD the said premises with their appurtenances unto the said Alan J. Dippel and Gregory E. Fitzgerald as tenants in common each to an

Warranty Deed - Page 1.

02 NOV 30 PM 3 05

16275

1 undivided one-half interest, their heirs and assigns forever.

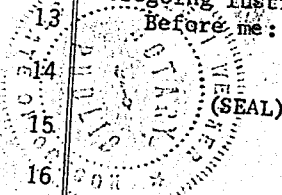
2 And the said grantors do hereby covenant to and with the said grantees,  
3 their heirs and assigns, that they are the owners in fee simple of said premi-  
4 ses; that they are free from all incumbrances, except those above set forth,  
5 and that they will warrant and defend the same from all lawful claims whatso-  
6 ever, except those above set forth.

7 IN WITNESS WHEREOF, they have hereunto set their hands and seals this 3d  
8 day of November, 1972.

9 Fred Tschopp, Jr. (SEAL) Cabell Terry Hatfield (SEAL)  
10 Fred Tschopp, Jr. Cabell Terry Hatfield

11 STATE OF OREGON )  
12 County of Klamath ) SS

13 Personally appeared the above named Fred Tschopp, Jr. and acknowledged the  
14 foregoing instrument to be his voluntary act and deed.  
15 Before me:



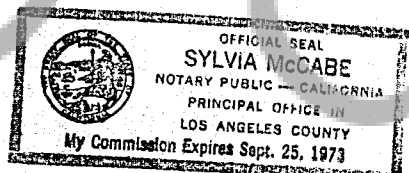
16 November 3, 1972  
17 Notary Public for Oregon  
18 My Commission Expires: 8-25-75

17 STATE OF CALIFORNIA )  
18 County of Los Angeles ) SS

19 Personally appeared the above named Cabell Terry Hatfield and acknowledged  
20 the foregoing instrument to be his voluntary act and deed.  
21 Before me:

22 (SEAL)

23 Shirley M. Wade  
24 Notary Public for California  
25 My Commission Expires: 9-25-73



26 After recording return to:  
27 Grantees  
28 13060-7 Matella Ave.  
29 Marina Del Rey, CA  
30 Lat Statements:  
31 Same as above  
32

STATE OF OREGON, )  
(County of Klamath )  
on this 30 day of Nov A.D. 19 82  
at 3:05 o'clock P. M. and duly  
recorded in Vol. M82 of Deed

16274  
EVELYN BROWN, County Clerk  
By Joyce M. Shaw Deputy  
Fee 8.00