

K.C. Terry

31938

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'83 DEC 27 PM 2 57

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 THOMAS E. FOSTER and MARTIN R. WHISLER, their heirs and assigns, the following described premises, situated in Klamath County, Oregon, to-wit:

The $W\frac{1}{2}$ of the $SE\frac{1}{4}$ of the $SE\frac{1}{4}$ of Section 25, Township 30 South, Range 10 East of the 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: Reservations 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, in Deed Volume 313, page 562, Records of Klamath County, Oregon, (affects $SE\frac{1}{4}$ of Sec. 25); Rights of the public in and to any portion of said premises lying within the limits of roads and highways; 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 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 $SE\frac{1}{4}SE\frac{1}{4}$.
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 Warranty Deed - Page 1.

GANDONG, SISEMORE
& ZAMSKY
ATTORNEYS AT LAW
838 MAIN STREET
KLAMATH FALLS, ORE.
97601

22121

1 Thomas E. Foster as tenant in common as to an undivided one-half interest, and
 2 unto the said Martin R. Whisler as tenant in common as to an undivided one-half
 3 interest, their heirs and assigns forever.

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

9 IN WITNESS WHEREOF, they have hereunto set their hands and seals this 1st
 10 day of November, 1972.

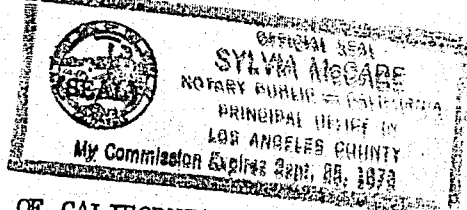
11 Fred Tschopp, Jr. (SEAL)

12 Cabell Terry Hatfield (SEAL)
 Cabell Terry Hatfield

13 STATE OF CALIFORNIA)
 14 County of Los Angeles) SS

November 6th, 1972

15 Personally appeared the above named Cabell Terry Hatfield and acknowledged
 16 the foregoing instrument to be his voluntary act and deed.
 17 Before me:



18 Sylvia Aiscare
 19 Notary Public for California
 20 My Commission Expires: 9-25-73

21 STATE OF CALIFORNIA)
 22 County of Los Angeles) SS

November 10th, 1972

23 Personally appeared the above named Fred Tschopp, Jr. and acknowledged the
 24 foregoing instrument to be his voluntary act and deed.
 25 Before me:



26 Christine R. Karanko
 27 Notary Public for California
 28 My Commission Expires: 4-29-73

29 RETURN DEED TO E Tax Statements:

30 MARTIN R WHISLER / TOM FOSTER

31 RT-1 BOX 42

32 LITTLE ROCK CALIF

93543

STATE OF OREGON: COUNTY OF KLAMATH: ss
 I hereby certify that the within instrument was received and filed for
 record on the 27th day of DEC A.D., 1983 at 2:57 o'clock P M,
 and duly recorded in Vol M83, of Deeds on page 22120.
 EVELYN BIEHN, COUNTY CLERK

Fee \$8.00

by Bernetha A. Deloach Deputy