

1967/50

32358

KNOW ALL MEN BY THESE PRESENTS, That NEVA EGGSMAN also known as
MABIE EGGSMAN

hereinafter called the grantor, for the consideration hereinafter stated
to grantor paid by CARY HAVIRD and MARLYS HAVIRD, 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, sit-
uated in the County of Klamath and State of Oregon, described as follows, to-wit:

A tract of land situated in the E $\frac{1}{2}$ of the NE $\frac{1}{4}$ of the E $\frac{1}{2}$ of the SE $\frac{1}{4}$ of
Section 23, Township 34 South, Range 8 East of the Willamette Meridian,
Klamath County, Oregon, being more particularly described in the
attached Exhibit "A".

"This instrument does not guarantee that any particular use may be made
of the property described in this instrument. A buyer should check with
the appropriate planning department to verify approved uses."

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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 except as
noted of record as of the date of this deed and those apparent upon the
land, if any, as of the date of this deed,

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

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 23,000.00
However, the actual consideration consists of or includes other property or value given or promised which is
part of the consideration (indicate which).¹⁰

In construing this deed and where the context so requires, the singular includes the plural.
WITNESS grantor's hand this 6th day of January, 1984.

Neva Eggsman,
Neva Eggsman

STATE OF OREGON, County of Klamath) ss.
Personally appeared the above named Neva Eggsman also known as Mabie Eggsman

and acknowledged the foregoing instrument to be her voluntary act and deed.

Before me:

John A. Kalita

Notary Public for Oregon

My commission expires

July 16, 1984

(OFFICIAL SEAL)

NOTE—The sentence between the symbols ①, if not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session

WARRANTY DEED

Neva Eggsman
aka Mabie Eggsman
TO

Cary Havird and
Marlys Havird

AFTER RECORDING RETURN TO
& tax statements to:
Cary & Marlys Havird
P.O. Box 498
Chiloquin, OR 97624

No.

STATE OF OREGON.

County of

I certify that the within instru-
ment was received for record on the
day of 19

at o'clock M., and recorded
in book on page

Record of Deeds of said County.

Witness my hand and seal of
County affixed.

By

Title

Deputy

DO NOT WRITE IN THIS
SPACE RESERVED
FOR RECORDING
LABEL IN COUNTY
CLERK'S OFFICE

EXHIBIT "A"
DESCRIPTION

525

A tract of land situated in the E $\frac{1}{2}$ of the NE $\frac{1}{4}$ and the E $\frac{1}{2}$ of the SE $\frac{1}{4}$ of Section 23, Township 34 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

That portion of the E $\frac{1}{2}$ of the NE $\frac{1}{4}$ of said Section 23, lying South and Southwesterly of the Williamson River Road and North and Northwesterly of the centerthread of the Sprague River. Also, that portion of the E $\frac{1}{2}$ of the SE $\frac{1}{4}$ of said Section 23 lying North and Northwesterly of the centerthread of the Sprague River.

EXCEPTING THEREFROM that tract of land described in Volume M78, page 17017 Microfilm Records of Klamath County, Oregon, being a tract of real property in the E $\frac{1}{2}$ NE $\frac{1}{4}$ of Section 23, Township 34 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Northeast corner of above said Section 23, Township 34 South, Range 8 East of the Willamette Meridian, which corner is marked with a brass capped iron pipe; thence South 0° 02' 01" West along the East boundary of said Section 23, a distance of 1300.26 feet to a 5/8" steel rod marking the point of intersection of above said boundary with the Southerly right of way boundary of the County Road (Williamson River Road), said point of intersection being the true point of beginning of this description; thence along above said Southerly right of way boundary of County Road, North 61° 50' 23" West, 673.03 feet to a 1/2" steel rod; thence South 7° 44' 01" West, 834.53 feet to a 1/2" iron pipe; thence South 89° 57' 59" East, 460.36 feet to a 5/8" steel rod; thence South 0° 02' 01" West, parallel with the East boundary of said Section 23, a distance of 400.00 feet, more or less, to the low water mark of Sprague River; thence South 67° 57' 51" East along said low water mark, 264.24 feet, more or less, to the East boundary of aforesaid Section 23; thence along same, North 0° 02' 01" East, 1008.73 feet to the true point of beginning.

ALSO EXCEPTING THEREFROM that tract of land described in Volume M81, page 20243, Microfilm Records of Klamath County, Oregon being a tract of land situate in the E $\frac{1}{2}$ of the NE $\frac{1}{4}$ of Section 23, Township 34 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Northeast corner of said Section 23, which corner is marked with a brass capped iron pipe; thence South 0° 02' 01" West along the East boundary of said Section 23, a distance of 1300.26 feet to a point marked with a 5/8" steel rod on the Southerly right of way boundary of the County Road (Williamson River Road) thence North 61° 50' 23" West 673.03 feet along said Southerly right of way line to a 5/8" steel rod, said point being the true point of beginning; thence South 62° 02' 00" West 252.92 feet to a 1/2" x 24" galvanized iron pipe; thence South 18° 34' 00" West 997.20 feet to a point; thence South 89° 57' 59" East 405.59 feet, thence South 0° 02' 01" West 100.00 feet, thence South 89° 57' 59" East 331.09 feet, thence South 0° 02' 01" West 296.92 feet, thence South 89° 37' 16" East 152.61 feet to a point, thence North 0° 00' 48" East 397.84 feet to a point, thence North 89° 57' 59" West 460.56 feet to a point, thence North 7° 44' 01" East 834.53 feet to the point of beginning. (Bearings based on Minor Partition No. 79-117)

SUBJECT, however, to the following:

1. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.
2. The assessment roll and the tax roll disclose that the premises herein described have been specially assessed as Farm Use Land. If the land becomes disqualified for the special assessment under the statute, an additional tax may be levied and in addition thereto a penalty may be levied if notice of disqualification is not timely given.
3. Rights of the public and of governmental bodies in and to any portion of the herein described premises lying below the high water mark of the Sprague River.
4. Right of Way for pole and wire lines for the transmission and distribution of electricity and the transmission of communication and control signals and all incidentals as conveyed to the California Oregon Power Company by Deed recorded November 9, 1961 in Volume 333, page 555, Deed Records of Klamath County, Oregon. (Affects E $\frac{1}{2}$ NE $\frac{1}{4}$ and SW $\frac{1}{4}$ of Section 23 and other property).
5. Right of Way Easement, including the terms and provisions thereof, dated July 29, 1920, recorded October 8, 1980 in Volume M80, page 19527, Microfilm Records of Klamath County, Oregon, in favor of Pacific Power & Light Company, a corporation, for electric transmission and distribution line (Affects E $\frac{1}{2}$ NE $\frac{1}{4}$ Sec. 23).

STATE OF OREGON: COUNTY OF KLAMATH: ss

I hereby certify that the within instrument was recorded in the _____
record on the _____ day of January, A.D., 19____, at _____
and duly recorded in Vol. M84, of Deeds _____

Fee \$ 2.00

WITNESSED BY _____
by Sam Smith _____