

K-23067 #2649

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That VANCE I. MATNEY and HILDA S. MATNEY, husband and wife, hereinafter called the Grantors, for the consideration hereinafter stated, to Grantors paid by RONALD R. GAYLER and CHARLOTTE R. GAYLER, husband and wife, hereinafter called the Grantees, do hereby grant, bargain, sell and convey unto the said Grantees and Grantees' heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath, and State of Oregon, described as follows, to-wit:

Lot 10 in Block 1 of HOMEDALE, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon; and all that portion of Lot 11, said Block 1, HOMEDALE, more particularly described as follows:

Beginning at a point on the West line of said Lot 11 which lies N. 00° 20' East along said West line a distance of 89.10 feet from the Southwest corner of said Lot 11; thence South 88° 21' 30" East a distance of 38.20 feet to a 5/8 inch iron pin on the Northerly line of said Lot 11; thence in a Northwesterly direction along the Northerly line of said Lot 11 to the Northwest corner thereof; thence Southerly along the Westerly line of said Lot 11 to the point of beginning.

SUBJECT TO:

1. Reservations, restrictions, easements and rights of way of record and those apparent on the land.
2. Liens and assessments of Klamath Project and Enterprise Irrigation District, and regulations, contracts, easements, and water and irrigation rights in connection therewith.
3. Any unpaid charges or assessments of Enterprise Irrigation District.
4. Rules, regulations and assessments of South Suburban Sanitary District.

1984 JUN 19 AM 11 32

After recording return to: Ronald and Charlotte Gay-
ler
3235 Homedale, Klamath
Falls, OR 97601

TAXES: SAME

5. Reservations and restrictions contained in deeds from M. G. MacNevin and Josephine R. MacNevin to Mabel A. McCollum recorded April 25, 1935, Deed Vol. 100, page 491, covering Lot 10, as follows: "The right is hereby reserved to first party to dig and maintain irrigation and drainage ditches and domestic water pipe lines across this property, where necessary to reach other Homedale Tracts", and at page 493 covering Lot 11, as follows: "Subject to rights of way easement along Westerly and Southerly boundary lines for domestic water pipes to California Oregon Power Company, if such right of way be absolutely necessary to reach other lots of Homedale and in such event ditch or pipe line is to be placed along the lines so as to do as little damage to Tract 11, Block 1, re-subdivision of Tracts 2B and 3 as possible."

10226

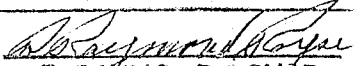
TO HAVE AND TO HOLD the same unto the said Grantees and Grantees' heirs, successors and assigns forever.

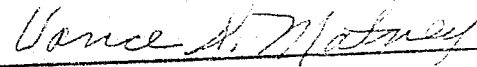
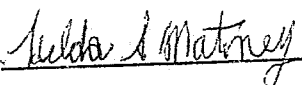
And said Grantors hereby covenant to and with said Grantees and Grantees' heirs, successors and assigns, that Grantors are lawfully seized in fee simple of the above granted premises, free from all encumbrances, except as hereinabove stated, and that Grantors will warrant and forever defend the above granted premises and every part and parcel thereof against the lawful 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 \$8,500.00.

In construing this deed and where the context so requires, the singular includes the plural.

WITNESS Grantors' hands this 5th day of November, 1971.

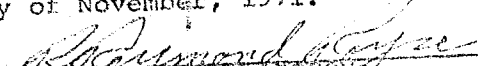

R. RAYMOND ROYSE
"NOTARY PUBLIC - OREGON"
"My Commission Expires 6-28-74."

STATE OF OREGON)
) ss.
County of Klamath)

Personally appeared the above named VANCE I. MATNEY and HILDA S. MATNEY, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

BEFORE ME this 5th day of November, 1971.


NOTARY PUBLIC FOR OREGON

STATE OF OREGON; COUNTY OF KLAMATH: ss.

I hereby certify that the within instrument was received and filed for record on the

19th day of June A.D., 1984 at 11:32 o'clock AM., and duly recorded in

Vol M84 of Deeds on page 10225.

Fee \$ 8.00

EVELYN BIEHN

DEPUTY CLERK

By  Deputy