

48445

THIS INDENTURE WITNESSETH: That ANNA G. BOOTH, a widow, hereinafter known as Grantor, for the consideration hereinafter recited, has bargained and sold, and by these presents does hereby Grant, Bargain, Sell and convey unto NEUMANN & BENNETTS, INC., a California corporation, its successors and assigns, the following described premises situated in Klamath County, Oregon, to-wit:

PARCEL 1: The SE $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 13, Township 39 S.R. 9 E.W.M., save and excepting the following described tract:

A tract of land in SE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 13, Township 39 South, Range 9 E.W.M., particularly described as follows:

Beginning at the point of intersection of the North line of the County Road known as Airway Avenue, and the West line of the "G" Lateral, also known as "A-4" Lateral, described in Deed to the United States of America, recorded June 3, 1910 in Deed Book 29 at page 277, Records of Klamath County, Oregon; thence North along the West line of said "G" Lateral, also known as "A-4" Lateral, 120.0 feet to a point; thence West and parallel to said County Road 234 feet to the East line of "G-3" Lateral, also known as "A-4-A" Lateral, described in deed to the United States of America recorded June 3, 1910 in Deed Book 29 at page 277; thence Southwesterly along the Easterly line of said "G-3" Lateral, also known as "A-4-A" Lateral, 205 feet to a point on the North line of said Airway Avenue; thence East along the North line of said Airway Avenue, 332 feet to the point of beginning.

PARCEL 2: That part of the SW $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 13, Township 39 South, Range 9 E.W.M., lying Easterly of the following described line:

Beginning at a point on the South line of said Section 13, which is 707 feet East of the corner common to Sections 13, 14, 23 and 24 of said Township and Range; thence North 0°40' East a distance of 736.6 feet, to a point which is 82.5 feet Easterly from the centerline of the U.S.R.S., 1-C-1-A drain ditch; thence along a line parallel to said drain ditch, North 25°23' East 385.3 feet; thence North 4°34' East 287.5 feet, more or less, to the North line of the drainage ditch along the North boundary of the South half of the SW $\frac{1}{4}$ of said Section 13.

SUBJECT TO and TOGETHER WITH Easements and rights of way of record and those apparent on the land, and to contract and/or lien for irrigation and/or drainage, including, but not limited to, an easement 20 feet in width along the Northwesterly line of the following described property for purpose of ingress and egress to and from the lands hereby conveyed lying North thereof, to-wit:

A tract of land in SE $\frac{1}{4}$ SW $\frac{1}{4}$ of Sec. 13, Twp. 39 S.R. 9 E.W.M., Beginning at the point of intersection of the north line of the County Road known as Airway Avenue, and the West line of "G" Lateral, also known as "A-4" Lateral, described in deed to the United States of America, recorded June 3, 1910 in Deed Book 29 at page 277, Records of Klamath County, Oregon; thence north along the West line of said "G" Lateral, also known as "A-4" Lateral, 120.0 feet to a point; thence West and parallel to said County Road 234 feet to the East line of "G-3" Lateral, also known as "A-4-A" Lateral, described in deed to the United States of America recorded June 3, 1910 in Deed Book 29 at page 277; thence southwesterly along the easterly line of said "G-3" Lateral, also known as "A-4-A" Lateral, 205 feet to a point on the North line of said Airway Avenue; thence East along the North line of said Airway Avenue 332 feet to the point of beginning.

The true and actual consideration for this transfer is \$60,000.00.
 TO HAVE AND TO HOLD the said premises with their appurtenances unto the
 said Grantee, its successors and assigns forever. And the said grantor does
 hereby covenant to and with the said grantee, its successors and assigns, that
 she is the owner in fee simple of said premises; that they are free from all
 incumbrances, except as above set forth, and that she will warrant and defend
 the same from all lawful claims whatsoever, except those above set forth.

IN WITNESS WHEREOF, She has hereunto set her hand and seal this 30th day of
 June, 1969.

STATE OF OREGON)

County of Klamath)

SS

June 30, 1969

Personally appeared the above named Anna G. Booth, a widow, and acknowledged
 the foregoing instrument to be her voluntary act and deed.

Before me:

William G. Smith
 Notary Public for Oregon

My Commission expires Nov. 20, 1971



*Return to
 K & C Co.*

STATE OF OREGON,)
 County of Klamath)
 Filed for record at request of

on this 6th day of May A.D. 19 85
 at 2:33 o'clock P M, and duly
 recorded in Vol. M85 of Deeds
 Page 6657

EVELYN BIEHN, County Clerk

By *Ann Smith* Deputy

Fee 9.00