

48422

K-23089
WARRANTY DEED

8223

Vol. 1185 Page

KNOW ALL MEN BY THESE PRESENTS, That JOSEPH S. BALL and EVELYN M. BALL, husband and wife, hereinafter called the Grantors, for the consideration hereinafter stated, to Grantors paid by PHILLIP A. PAVESI, FRED TSCHOPP JR. and CABELL TERRY HATFIELD, as tenants in common, hereinafter called the Grantees, do hereby grant, bargain, sell and convey unto the said Grantees and Grantees' heirs, successors and assigns, each an undivided one-third interest as tenants in common in and to 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 1. A parcel of land situate in the Northeast 1/4 of the Northwest 1/4 of Section 24, T31S, R7E. W.M., Klamath County, Oregon, being more particularly described as follows:

Beginning at the 1/4 corner common to Sections 13 and 24 of said Township and Range; thence S 00° 08' 53" W along the center of Section line 1100.74 feet to the centerline of a creek; thence leaving said center of Section line and along the centerline of said creek the following courses: N 76° 43' 31" W. 88.32 feet; S. 86° 33' 11" W. 226.54 feet, N. 61° 35' 18" W. 51.07 feet; S. 65° 09' 15" W. 76.92 feet, S. 87° 36' 27" W. 221.35 feet to a point where said creek intersects the easterly right-of-way line of the Dalles-California Highway No. U. S. 97; thence leaving said creek and along said right of way line N. 02° 22' 40" E, 1106.58 feet to a 5/8 inch iron pin on the north line of said Section 24; thence leaving said right-of-way line N. 89° 27' 37" E. along the north line of said Section 24, 604.95 feet to the poing of beginning containing 15.68 acres more or less.

SUBJECT TO:

1. Reservations, restrictions, easements, rights of way of record and those apparent on the land.

WARRANTY DEED, PAGE ONE.

Tax Statements & Return to
C.T. Hatfield
P.O. Box 1180
Klamath Falls, Or. 97601

85 JUN 11 PM 2 13

2. Rights of the public in any portion of the herein described premises lying within the limits of any road or highway.

3. 16.0 foot public utility easement along the easterly boundary of the above described real property.

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 those 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 \$2,218.75.

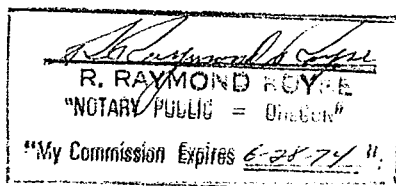
WITNESS Grantors' hands this 6th day of Dec. 1971.

Joseph S. Ball
Evelyn M. Ball

STATE OF OREGON)
)ss.
County of Klamath)

Personally appeared the above named JOSEPH S. BALL and EVELYN M. BALL, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

BEFORE ME this 6th day of December, 1971.



R. Raymond Royce
NOTARY PUBLIC FOR OREGON
My Commission expires: 6-28-74

WARRANTY DEED, PAGE TWO.

STATE OF OREGON: COUNTY OF KLAMATH:ss
I hereby certify that the within instrument was received and filed for record on the 4th day of June A.D., 19 85 at 2:13 o'clock P M, and duly recorded in Vol M85, of Deeds on page 3223.

EVELYN BIEHN, COUNTY CLERK
by: R. Smith, Deputy

Fee: \$ 0.00