

K-23089

WARRANTY DEED

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 2. A parcel of land situate in the E $\frac{1}{2}$ NW $\frac{1}{4}$ of Section 24, T31S, R7E WM, Klamath County, Oregon, being more particularly described as follows:

Beginning at a 5/8 inch iron pin marking the southeast corner NE $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section 24; thence N. 00° 08' 53" E. along the center of Section line 213.69 feet to the centerline of a creek; thence leaving the 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. 75.92 feet; S. 87° 36' 27" W. 221.35 feet to a point on 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 S 02° 22' 40" W. 865.00 feet; thence leaving said right-of-way line N. 89° 40' 06" E, 681.64 feet to the southeast corner NE $\frac{1}{4}$ SE $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section 24; thence N. 00° 08' 53" E, 657.22 feet to the point of beginning, containing 13.42 acres, more or less.

SUBJECT TO:

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

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

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- 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.
- 4. 30.00 foot reservation for public road purposes along the Southerly boundary of the above described premises.

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)
County of Klamath) ss.

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

R. Raymond Foyle
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 May A.D., 1985 at 2:13 o'clock P M, and duly recorded in Vol MS5, of Deeds on page 3225.

Fee: \$ 9.00

EVELYN BIEHN, COUNTY CLERK
by: Pam Smith, Deputy