

49424

K-23089
WARRANTY DEED

Vol. 1185 Page 8227

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 3.

A parcel of land situate in the S $\frac{1}{2}$ SE $\frac{1}{4}$ 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 at the southeast corner NW $\frac{1}{4}$ of said Section 24; thence N 00° 08' 53" E. along the center of Section line 657.21 feet to the northeast corner SE $\frac{1}{4}$ SE $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section 24, thence S 89° 40' 06" W. along the north line S $\frac{1}{2}$ SE $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section 24 681.64 feet to a point where said north line intersects the easterly right-of-way line of the Dalles-California Highway No. U. S. 97; thence S 02° 22' 40" W along said right of way line 657.06 feet to a 5/8 inch iron pin on the east-west center of Section line; thence leaving said right-of-way line N. 89° 44' 17" E along said center of Section line 707.20 feet to the point of beginning, containing 10.48 acres, more or less.

SUBJECT TO:

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

WARRANTY DEED, PAGE ONE.

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

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4. 30.0 foot reservation for public road purposes along the Northerly 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 December, 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 Royse
R. RAYMOND ROYSE
"NOTARY PUBLIC - OREGON"
"My Commission Expires 6-28-74"

R. Raymond Royse
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., 1985 at 2:13 o'clock P M, and duly recorded in Vol 435, of Deeds on page 3227.

Fee: \$ 9.00

EVELYN BIEHN, COUNTY CLERK
by: Ann Smith, Deputy