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K-26517
WARRANTY DEED
cc 2721

Vol. 1485 Page 17358

CABELL TERRY HATFIELD and FRED TSCHOPP, JR., co-partners,
Grantors, convey and warrant to ANN C. SIMMONS and MARILYN J. WALLER,
Grantees, the following described real property, located in Klamath
County, Oregon, free of all encumbrances, except as specifically
set forth herein:

The E 1/2 of NE 1/4 of SE 1/4 of Section 25, Township
30 South, Range 10 East of the Willamette Meridian,
Klamath County, Oregon.

ALSO an easement over the following described property: A
parcel of land lying in the Southeast corner of the Northeast
quarter of Section 25, Twp. 30 S., R. 10 E. W. M., in Klamath
County, Oregon, and beginning at a point on the east line of
said Section 25 which is North 86 feet from the Southeast
corner of said Northeast one-quarter; thence South on the said
East line to the Southeast corner of the said Northeast quarter
of Section 25; thence West on the South line of said Northeast
quarter a distance of 86 feet; thence Northeasterly in a straight
line to the point of beginning.

SUBJECT TO: 1. Reservations, restrictions, rights of way, ease-
ments of record and those apparent on the land; 2. Taxes for
1974-75 are now a lien, but not yet payable; 3. Reservations of
all subsurface rights, except water, for heirs of Fanny Lobert,
as set forth in Deed from United States of America, recorded
June 30, 1959, in Deed Vol. 313 page 562, records of Klamath
County, Oregon; 4. Rights of the public in and to any portion
of said premises lying within the limits of any road or highway.

Together With and Subject To the following described perpetual
non-exclusive easement for ingress and egress to the above-des-
cribed property and for use by the owners of neighboring prop-
erty for ingress and egress to their property:

1. A strip of land 60 feet wide beginning at the Northeast
corner of the SE $\frac{1}{4}$ of Sec. 25, TWP 30 S., R. 10 E. W. M.;
thence running Westerly along the North boundary of said SE $\frac{1}{4}$
to the Northwest corner of the NE $\frac{1}{4}$ SE $\frac{1}{4}$.
2. A strip of land 60 feet wide beginning at the Northeast
corner of the SE $\frac{1}{4}$ of Sec. 25, Twp. 30 S., R. 10, E. W. M.;
thence running Southerly along the East boundary of said SE $\frac{1}{4}$
to the Southeast corner of the SE $\frac{1}{4}$ which is also the Southeast
corner of said Sec. 25.
3. A strip of land 60 feet wide beginning at the Southeast
corner of Sec. 25, Twp. 30 S., R. 10, E. W. M.; thence running
Westerly along the South line of said Sec. 25 to the Southwest
corner of the SE $\frac{1}{4}$ SE $\frac{1}{4}$ of said Sec. 25.
4. A strip of land 60 feet wide, the center line of which be-
gins at the intersection of the Northeast corner of the W $\frac{1}{2}$ of
NE $\frac{1}{4}$ SE $\frac{1}{4}$ of Sec. 25, and the North line of SE $\frac{1}{4}$ of said Sect. 25,
Twp. 30 S. R. 10 E. W. M. thence running Southerly along the
East boundary of the W $\frac{1}{2}$ of NE $\frac{1}{4}$ SE $\frac{1}{4}$ and thence continuing Southerly
along the East boundary of the W $\frac{1}{2}$ of SE $\frac{1}{4}$ SE $\frac{1}{4}$ of said Sec. 25 to
the intersection of said East boundary of W $\frac{1}{2}$ of SE $\frac{1}{4}$ SE $\frac{1}{4}$ with the
Southerly boundary line of said Section 25.

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The true and actual consideration paid for this conveyance is
\$14,000.00

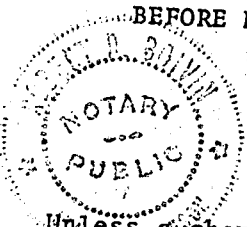
DATED this 1st day of JULY, 1974 Fred Tschopp, Jr.

OREGON
STATE OF ~~CALIFORNIA~~ }
County of Klamath } ss.

Cabell Terry Hatfield

Personally appeared CABELL TERRY HATFIELD and FRED TSCHOPP, JR.
who, being sworn, each for himself and not one for the other, did
say that they are a co-partnership, and each of them acknowledged
the said instrument to be their voluntary act and deed.

BEFORE ME:



Robert D. Bertram
NOTARY PUBLIC FOR ~~CALIFORNIA~~ OREGON
My Commission Expires: 10/4/74

Unless a change is requested
all tax statements shall be sent to
the following address:

Anna C. Simmons and Marilyn J. Waller

12561 Yorba

Orange, California 92667

AFTER RECORDING RETURN TO:

Ann C. Simmons and Marilyn J. Waller
12561 Yorba
Orange, California 92667

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____
of October _____ A.D., 19 85 at 8:37 o'clock A M., and duly recorded in Vol. M85
of _____ Deeds on Page 17358

FEE \$9.00

Evelyn Biehn County Clerk
By Robert D. Bertram

WARRANTY DEED, PAGE TWO.