

58408

WARRANTY DEED

Vol. 1786 Page 2962

THIS INDENTURE WITNESSETH, that DOROTHY M. DEHLINGER,

SAM B. DEHLINGER and DELBERT H. DEHLINGER, partners, doing business under the assumed business name of HAROLD DEHLINGER & SON, hereinafter known as Grantor, for the consideration hereinafter stated has bargained and sold, and by these presents does grant, bargain, sell and convey unto WILLARD D. HUME and ELINOR J. HUME, husband and wife, hereinafter known as Grantees, that certain real property situated in the County of Klamath, State of Oregon, described as follows, to-wit:

A tract of land situated in the N 1/2 of Section 28, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a 5/8 inch iron pin marking the North one-fourth corner of said Section 28; thence North 89°49'03" West along the North line of said Section 28 a distance of 7.00 feet; thence following the centerline of an irrigation ditch; South 00°29'26" West 743.07 feet (a 5/8 inch iron pin bears South 00°29'26" West 24.30 feet); thence along the arc of a curve to the left (radius - 20 feet and central angle - 101°05'56") 35.29 feet; thence North 79°23'30" East 73.18 feet (a 5/8 inch iron pin bears North 79°23'30" East 49.14 feet); thence along the arc of a curve to the right (central angle - 78°38'00" and radius - 60 feet) 82.34 feet; thence South 21°58'30" East 55.81 feet; thence along the arc of a curve to the right (central angle - 17°58'22" and radius 300 feet) 94.11 feet; thence leaving said ditch South 88°56'48" East 631.78 feet to a 5/8 inch iron pin on the south edge of an irrigation ditch; thence North 00°19'32" East 909.33 feet to a 5/8 inch iron pin; thence continuing North 00°19'32" East 30.00 feet to the North line of said Section 28; thence North 89°54'41" West along the North line of said Section 28 827.90 feet to the point of beginning.

RESERVING UNTO GRANTOR, its successors and assigns, an easement for ingress and egress for the purpose of using and maintaining the existing irrigation and drainage ditches through the property, which easement shall be reserved for the benefit of all persons having an interest in said irrigation and drainage ditches.

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SUBJECT TO: Acreage and use limitations under provisions of the United States Statutes and regulations issued thereunder; Liens and assessments of Klamath Project and Klamath Irrigation District, and regulations, contracts, easements and water and irrigation rights in connection therewith; Right of Way for irrigation ditch as set out in Deed recorded January 25, 1930, in Book 89, page 560 Deed Records, Klamath County, Oregon, and as disclosed by the description contained therein; Easements and rights of way of record and apparent on the land, if any.

The true and actual consideration paid for this transfer is \$16,590.00.

TO HAVE AND TO HOLD the said premises with their appurtenances unto the said Grantees as an estate by the entirety. And the said Grantor does hereby covenant, to and with the said Grantees, and their assigns, that Grantor is the owner in fee simple of said premises; that they are free from all incumbrances, except those above set forth, and that Grantor will warrant and defend the same from all lawful claims whatsoever, except those above set forth.

IN WITNESS WHEREOF, Grantor has hereunto set its hand this 12 day of April, 1971.

By Dorothy M. Dehlinger

By Sam B. Dehlinger

By Delbert H. Dehlinger
Partners, doing business under
the assumed business name of
HAROLD DEHLINGER & SON.

STATE OF OREGON)
) SS:
County of Klamath)

On this 12 day of April, 1971, before me, a Notary Public, personally appeared Dorothy M. Dehlinger, Sam B. Dehlinger and Delbert H. Dehlinger, who acknowledged themselves to be partners doing business under the assumed business name of Harold Dehlinger & Son, and that they, as such partners, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing as partners doing business under the assumed business name of Harold Dehlinger & Son.

IN WITNESS WHEREOF, I do hereunto set my hand and official seal.

Stella Dehlinger
Notary Public for Oregon

My commission expires: Aug 22, 1973

*After recording, send to
Hume's @ 11490 Crystal Springs Rd,
Page -2- Warranty Deed
Klamath Falls, OR*

97603

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ the 19th day
of February A.D., 19 86 at 11:30 o'clock A M., and duly recorded in Vol. M86
of Deeds on Page 2962

FEE \$9.00

Evelyn Biehn

By

County Clerk

Bernetha A. Hetch