

WARRANTY DEED—TENANTS BY ENTIRETY
Paul Richard Zech and Ben Jean Zech, husband and wife,
hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Paul Richard Zech, Jr., and Catharina Maria Zech, husband and wife, hereinafter called the grantees, does hereby grant, bargain, sell and convey unto the grantees, as tenants by the entirety, the heirs of the survivor and their assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

BEGINNING at the SE 1/16 corner of sec. 19, T. 25 S., R. 8 E., W.M.; THENCE W'ly along S 1/16 line to the Willamette Highway NE right-of-way line; THENCE NW'ly 100' along said right-of-way line; THENCE NE'ly 260' along a line perpendicular to said right-of-way line to a 2-1/2" x 26" brass-capped steel pipe; THENCE SE'ly 290' along a line parallel to said right-of-way line to a 2-1/2" x 26" brass-capped steel pipe; THENCE SW'ly to the intersection of said highway NE right-of-way line and E 1/16 line of sec. 19; THENCE N'ly along E 1/16 line to the POINT OF BEGINNING.

Containing 1.57 acres, more or less, according to the plat entitled Tract No. 1001 Halfway House, dated November 1984, attached hereto and made a part hereof.
(For continuation, see reverse side of this Warranty Deed.)

To Have and to Hold the above described and granted premises unto the said grantees, as tenants by the entirety, their heirs and assigns forever.

And grantor hereby covenants to and with grantees and the heirs of the survivor and their assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except as noted of record as of the date of this deed and those apparent upon the land, if any,

grantor will warrant and forever defend the said 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 \$Transfer of Title
~~However, the actual consideration consists of or includes other property or value given or promised which is~~
~~XXXX consideration (indicate which)~~ (The sentence between the symbols X, if not applicable, should be deleted. See ORS 93.030.)

In constituting this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 4th day of November, 1985; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

Paul Richard Zech
Paul Richard Zech

Ben Jean Zech
Ben Jean Zech

(If executed by a corporation or other corporate body)

STATE OF OREGON,) ss.
County of Klamath)
March 4, 1985

Personally appeared the above named Paul Richard Zech and Ben Jean Zech,

and acknowledged the foregoing instrument to be their voluntary act and deed.

Notary Public for Oregon
My commission expires 11-20-87

STATE OF OREGON, County of _____, 19____ ss.

Personally appeared _____, and _____ who, being duly sworn, each for himself and not one for the other, did say that the former is the _____ president and that the latter is the _____ secretary of _____

and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

(OFFICIAL SEAL)

Notary Public for Oregon
My commission expires: _____

Mr. and Mrs. Paul Zech, Sr.
P. O. Box 43
Crescent Lake, OR 97425
GRANTOR'S NAME AND ADDRESS

Mr. and Mrs. Paul Zech, Jr.
P. O. Box 15
Crescent Lake, OR 97425
GRANTEE'S NAME AND ADDRESS

After recording return to:
Mr. and Mrs. Paul Zech, Jr.
P. O. Box 15
Crescent Lake, OR 97425
NAME ADDRESS ZIP

Send all change is requested all new statements shall be sent to the following address:
Mr. and Mrs. Paul Zech, Jr.
P. O. Box 15
Crescent Lake, OR 97425
NAME ADDRESS ZIP

STATE OF OREGON,) ss.
County of _____

I certify that the within instrument was received for record on the _____ day of _____, 19____, at _____ o'clock _____ M., and recorded in book _____ volume No. _____ on page _____ or as document fee/file/instrument/microfilm No. _____, Record of Deeds of said county.

Witness my hand and seal of County affixed.

By _____ Deputy

Subject, however, to the following:

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1. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.
2. Conditions and restrictions as contained in instruments recorded April 22, 1936, in Volume 106, page 295 and in Volume 106, page 296, Deed Records of Klamath County, Oregon, to-wit:

"Party of the first part excepts and reserves from this grant all minerals, rocks, ores and oils, upon or beneath the surface of said lands or any part thereof, together with the exclusive and perpetual right, power and privilege in and to the first party, his heirs and assigns, to enter upon and over any part of said lands, to erect and remove buildings, derricks or other appliances for mining or removing such minerals, rocks, ores and oils, and to strip, sink shafts in, bore, mine or explore any part of said land for the purpose of discovery, locating, mining, and removing the same in such way as they may determine and if, in so doing, the first party, his heirs or assigns, shall injury or destroy any crop, building or improvements belonging thereof, it shall pay to the then owner thereof all reasonable and proper damages occasioned by such mining operations or, at the option of the first party, or his heirs or assigns, he may demand a conveyance to himself of such portion of said lands as he may designate in writing from time-to-time, and at a price not exceeding one hundred dollars (\$100.00) per acre on the lands so designated; and upon tender of said amount, or such other sum as may be agreed upon by the parties in interest, the grantee herein named or his heirs or assigns, shall execute and deliver forthwith to the first party, or his heirs or assigns, a good and sufficient deed of conveyance to the lands designated."

3. Limited access provisions as contained in Deed to State of Oregon, by and through its State Highway Commission, recorded May 9, 1956, in Volume 283, page 52, Deed Records of Klamath County, Oregon.

TRACT NO. 1001 IN SE 1/4, SEC. 10, T. 20 S., R. 8 E., W.M.
SURVEYED NOVEMBER 1924 FOR THE U.S.D.A. FOREST SERVICE

1346 HWY 20 EAST, BEND, OR. 97701



A survey was random traverse using a Zeiss TAD theodolite and a Topcon BM-43 electronic distance meter. Closed traverse loops closing 1/10,000 or better. Automatic highway right-of-way monuments at approximate stations 33+00 and 34+00; CB 1/16 and BE 1/16 corners sec. 39; B 1/16 corner, secs. 19 and 30; C 1/16 corner, sec. 38.

DEC 14 1950

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By Evelyn Biehn, County Clerk