

MT-20812 P

## WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That we William E. Ingalls and Janet S. Ingalls, husband and wife, for and in consideration of the sum of \$94,600.00 have bargained and sold and by these presents do bargain, sell and convey unto James R. Lancaster and Janice M. Lancaster, husband and wife, the following described real property situated within Klamath County, State of Oregon, to-wit:

Parcel 1

Section 7,  $W\frac{1}{2}W\frac{1}{2}W\frac{1}{2}$  of Lot 1, Township 29 South, Range 8, E.W.M., Klamath County, Oregon.

Parcel 2

That parcel of land enclosed by a line starting at point 174.98 feet East from the Northwest corner of Section 7, Township 29 South, Range 8 E.W.M., Oregon, thence Easterly along the North boundary of said Section 7 for a distance of 382.6 feet, thence Southerly parallel to the West boundary of said Section 7 for a distance of 382.6 feet; thence Westerly along a line parallel to the Northern boundary of said Section 7 for a distance of 382.6 feet; thence Northerly parallel to the West boundary of said Section 7 for a distance of 382.6 feet to the Point of Beginning.

EXCEPTING THEREFROM that portion of Parcel No. 1 and Parcel No. 2 the portion of land more particularly described as follows: A tract of land located in Section 7, Township 29 South, Range 8 E.W.M.; Beginning at the intersection of the North boundary line of the Klamath Indian Reservation and the Easterly line of the Dalles-California Highway; thence Southeasterly along the Easterly line of said Highway 50 feet; thence Northeasterly parallel with the North line of said Klamath Indian Reservation 200 feet; thence Northwesterly parallel with the Easterly line of said Highway 50 feet to the North line of the Klamath Indian Reservation; thence Southwesterly along the said North line 200 feet to the True Point of Beginning.

TO HAVE AND TO HOLD the above granted premises unto the grantees and unto their heirs and assigns forever, and the grantors do covenant with the grantees that they are lawfully seised of a merchantable fee simple title to the above granted premises; that said premises are free of all liens and encumbrances excepting: (1) Rights of the public

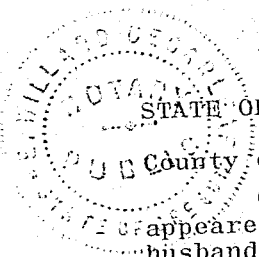
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in and to any portion of the herein described premises lying within the limits of streets, roads or highways; (2) Reservations, restrictions and easements contained in deed recorded June 9, 1958 in deed volume 300 at page 41 and recorded November 14, 1961, in deed volume 333 at page 637, to wit: "subject to any existing easements for public roads and highways, for public utilities, and for railroads and pipe lines and for any other easements or rights of way of record."; (3) Right of way for telephone line easement to Beaver State Telephone Company, including the terms and provisions thereof, recorded June 17, 1971 in volume M71 at page 6259, Microfilm Records of Klamath County, Oregon, for: "full and free right, liberty and authority to enter and re-enter upon, and to construct, reconstruct, repair, operate and maintain its telephone line or system, including the necessary poles, wires, guys and fixtures, upon or under the lands."; ~~(4) Subject to the requirements and provisions of ORS Chapter 481 pertaining to the registration and transfer of ownership of a Mobile Home, and any interests or liens disclosed thereby.~~ The grantors do further covenant that they will forever warrant and defend the above granted premises unto the grantees their heirs and assigns against the lawful claims and demands of all persons whomsoever.

WER  
yds.

IN WITNESS WHEREOF the grantors have hereunto  
set their hands and seals this 15<sup>TH</sup> day of January, 1977.

William E Ingalls (SEAL)  
Janet S Ingalls (SEAL)



County of KLAMATH ss.

On this 15<sup>TH</sup> day of January, 1977, before me personally appeared the within named William E. Ingalls and Janet S. Ingalls, husband and wife, and they did then and there acknowledge that they executed the foregoing instrument

E. William Ingalls  
Notary Public for Oregon  
My Commission Expires 5/19/77

Reb: { Until a change is requested, all tax statements shall be sent to: James R. and Janice M. Lancaster, /Star Rt Box 145 Chemult, Oregon 97731  
STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 28th day of Feb. A.D., 19 89 at 12:41 o'clock P M., and duly recorded in Vol. M89 of Deeds on Page 3507

Evelyn Biehn County Clerk  
By Andrew M. Lancaster