

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that OWEN R. WATTS and VIRGINIA M. WATTS, husband and wife, Grantors, in consideration of Ten and No/100, (\$10.00), and other valuable consideration Dollars, to them paid by RODNEY WRIGHT and JANNA WRIGHT, husband and wife, Grantees, do hereby grant, bargain, sell and convey unto the said Grantees, their heirs and assigns, all the following real property, with the tenements, hereditaments and appurtenances, situated in the County of Klamath and State of Oregon, bounded and described as follows, to-wit:

The following described real property in Klamath County, Oregon:

Township 37 South, Range 14 East of the Willamette Meridian.

Section 2: That part of Section 2 lying southwesterly of the Klamath Falls-Lakeview Highway No. 66, BUT EXCEPTING THEREFROM the parcel deeded to J.C. Harrison, et ux, by deed recorded in Deed Volume 166 at page 293, ALSO EXCEPTING that part of the 100 foot logging railroad right of way of Weyerhaeuser Company lying northwesterly of a point which is North 19°47' East 2,871.74 feet from the Southwest corner of said Section 2, and FURTHER EXCEPTING the 66' logging road right of way of Weyerhaeuser Company described in Deed Volume 324 at page 157, Records of Klamath County, Oregon.

Section 3: Beginning at a point on the East line of Section 3, which is 1635 feet South of the intersection of said East line of Section 3, with the Southwesterly right of way line of the Pelican Bay Lumber Company's logging railroad; thence West at right angles to said Section line, a distance of 820 feet along the South line of a parcel of land deeded by A.P. Heup et ux to J.C. Harrison, which conveyance is recorded in Klamath County Deed Records, Volume 134, page 419; thence North along the Westline of said J.C. Harrison property, a distance of 312 feet to an old cross fence; thence South 71°40' West along said cross fence, a distance of 1240 feet, more or less, to the point of intersection of two portions of the easterly line of the old Bonanza-Bly county road; thence southwesterly along the southeasterly line of the said old Bonanza-Bly County road to the South line of said Section 3; thence East along said Section line to the Southeast corner of said Section 3; thence North along the East line of said Section 3 to the point of beginning, BUT EXCEPTING THEREFROM the 66' logging road right of way of Weyerhaeuser Company described in Deed Volume 324 at page 157, Records of Klamath County, Oregon, AND, FURTHER EXCEPTING THEREFROM a triangular tract of land lying in the SW $\frac{1}{4}$  of Section 3, Township 37 South, Range 14 E.W.M., more particularly described as follows: Said tract is bounded on the South by the South line of said Section 3, bounded on the West by the old Bonanza-Bly Wagon Road and bounded on the East by the Gerber Ranch Road, in Klamath County,

Oregon, heretofore conveyed to Leo Sagehorn, et ux.

Section 10: The E $\frac{1}{2}$ NE $\frac{1}{4}$ , BUT EXCEPTING THEREFROM the 66' logging road of Weyerhaeuser Company described in Deed Volume 324 at page 157, Records of Klamath County, Oregon.

Section 11: The N $\frac{1}{2}$ NE $\frac{1}{4}$ , the SE $\frac{1}{4}$ NE $\frac{1}{4}$ , the NW $\frac{1}{4}$ , the S $\frac{1}{2}$ N $\frac{1}{2}$ SW $\frac{1}{4}$ , the S $\frac{1}{2}$ SW $\frac{1}{4}$ , the NW $\frac{1}{4}$ SE $\frac{1}{4}$ , the S $\frac{1}{2}$ SW $\frac{1}{4}$ SE $\frac{1}{4}$ , and the SE $\frac{1}{4}$ SE $\frac{1}{4}$ , BUT EXCEPTING any portion thereof lying within the boundaries of the tract conveyed to Pelican Bay Lumber Company by the deed recorded in Deed Volume 94 at page 30, Records of Klamath County, Oregon.

Section 14: The N $\frac{1}{2}$ N $\frac{1}{2}$

TOGETHER WITH, any and all water rights, water, ditches, reservoirs, and water easements and profits thereunto belonging or in anywise appertaining, which are nor or hereafter may be used on said premises, including but not limited to, all shares of stock or shares of water in any ditch, reservoir, or irrigation association or company which in any manner entitles Grantors, their heirs, or assigns, or the lands hereinabove described to water for irrigation or domestic purposes on said real property.

SUBJECT TO: The interest of M.L. Johnson, Grantee in deed recorded in Deed Book 80 at page 343, and his spouse if he is married. (Affects S $\frac{1}{2}$ NE $\frac{1}{4}$ SW $\frac{1}{4}$  of Section 11); contracts, agreements, and future assessments and charges for irrigation, drainage and storage of water, and, easements and rights of way of record, and those apparent on the land, and, SUBJECT, FURTHER, to that certain mortgage dated April 29, 1965, recorded April 29, 1965, in the Mortgage Records of Klamath County, Oregon, given to secure the payment of \$10,500.00 and executed by the above named Grantors to Martha M. Watts, a widow, which said obligation Grantors agree to pay according to the terms and tenor thereof and to hold Grantees harmless therefrom.

TOGETHER WITH all of the right, title and interest of the Grantors in and to the following described real property located in Klamath County, State of Oregon, namely:

The SW $\frac{1}{4}$ NE $\frac{1}{4}$ ; N $\frac{1}{2}$ N $\frac{1}{2}$ SW $\frac{1}{4}$ ; NE $\frac{1}{4}$ SE $\frac{1}{4}$  and the N $\frac{1}{2}$ SW $\frac{1}{4}$ SE $\frac{1}{4}$ , all located in Section 11, Township 37 South, Range 14 E.W.M.

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 Grantors hereby covenant to and with Grantees and the heirs of the survivor and their assigns, that Grantors are lawfully seized in fee simple of the above granted premises, free from all encumbrances except as above set forth 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

1 all persons whomsoever.  
 2 WITNESS the Grantors hands and seals this 29th day of  
 3 April, 1965.

4 Owen R. Watts (Seal)  
 5 Virginia M. Watt (Seal)  
 6

7 STATE OF OREGON )  
 8 COUNTY OF KLAMATH ) ss.

April 29, 1965

9 Personally appeared the above named OWEN R. WATTS and VIRGINIA  
 10 M. WATTS, husband and wife, and acknowledged the foregoing instru-  
 11 ment to be their voluntary act and deed.

12 BEFORE ME:

13 Owen R. Oeller  
 14 Notary Public for Oregon  
 15 My Commission expires: 9/23/65  
 16  
 17  
 18  
 19  
 20

21 STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Neal G. Buchanan the 28th day  
 of May A.D. 19 92 at 2:15 o'clock P. M. and duly recorded in Vol. M92  
 of Deeds on Page 11529  
 Evelyn Biehn County Clerk  
 By Dorothy H. H. H.

FEE \$40.00

27

28

29

30

31

AFTER RECORDING RETURN TO:

32

Neal G. Buchanan  
 Attorney at Law  
 601 Main Street, Suite 215  
 Klamath Falls, OR 97601

NTISS K. PUCKETT  
 TORNEY AT LAW  
 FEDERAL SAVINGS  
 LOAN BUILDING  
 KATH FALLS, ORE.

Page (3) Warranty Deed