

63-12739

WARRANTY DEED

J. REXFORD KETTLEWELL, hereinafter called grantor conveys to EARNEST L. CAYWOOD and ELOISE L. CAYWOOD, husband and wife, hereinafter called grantees, all that real property situated in Deschutes County, State of Oregon, described as:

A tract of land in the Northwest Quarter (NW1/4) of Section Twenty-one (21), Township Seventeen (17) South, Range Twelve (12), East of the Willamette Meridian, Deschutes County, Oregon, and described as follows:

Beginning at a steel pin on the West side of the county road, 765.04 feet South and 542.51 feet West of the North Quarter Section corner of Section 21, Township 17 South, Range Twelve, East of the Willamette Meridian and running thence South 88° 53' 32" West 100.00 feet; thence North 77° 21' 08" West 682.8 feet to the East right of way line of the railroad; thence South 13° 41' 21" West 592.00 feet along the railroad right of way; thence on a 1° curve to the left. The long chord bears South 13° 00' West 134.92 feet; thence West 50.60 feet; thence still on a 1° curve to the left, the long chord bears South 18° 17' 50" West 440.2 feet along the East right of way line of the railroad, thence North 81° 32' East 352.55 feet; thence North 18° 06' 20" East 323.80 feet; thence North 42° 06' 20" East 721.0 feet; thence South 58° 30' 55" East 98.85 feet; thence South 79° 45' 15" East 51.0 feet; thence North 0° 28' West 158.27 feet to the point of beginning.

An undivided one-sixth (1/6) interest as tenants in common in the following described property:

A small tract of land in the Northeast Quarter of the Northwest Quarter (NE1/4 NW1/4) of Section Twenty-one (21), Township Seventeen (17) South, Range Twelve (12) East of the Willamette Meridian, and described as follows:

Beginning at a point on the East line of Boyd Acres Road, the said point being South 626.34 feet, and West 585.28 feet from the North Quarter corner of Section Twenty-one (21), Township Seventeen (17) South, Range Twelve (12) E. W. M., and running thence North 1° 07' 10" West 54.0 feet along the East right of way line of the County Road; thence South 86° 56' 22" East 50.0 feet; thence South 1° 07' 10" East 54.0 feet; thence North 86° 56' 22" West 50 feet to the point of beginning, all being situated in Deschutes County, Oregon.

TOGETHER WITH seven (7) acres of Deschutes Reclamation and Irrigation District water rights.

SUBJECT TO:

1. The existence of roads, railroads, irrigation ditches and canals, telephone, telegraph and power transmission facilities.

CRAY, FANCHER, HOLMES & HURLEY
ATTORNEYS AT LAW
1044 BOND STREET
BEND OREGON 97701

BEND TITLE COMPANY
1044 BOND STREET, BEND, OR 97701

2. The premises under search fall within the boundaries of Deschutes Reclamation and Irrigation Company and are subject to rules, regulations and assessments thereon.
3. Easement, including the terms and provisions thereof, from Nels Anderson and Lillian M. Anderson, his wife, to Pacific Power and Light Company, recorded February 27, 1941, in book 59 page 501 Deed records, for power transmission purposes.
4. Easement, including the terms and provisions thereof, from Ermal A. Tiller and Beulah E. Tiller, husband and wife, to Pacific Power and Light Company, recorded April 15, 1947 in book 80 page 253 Deed records for power transmission purposes.
5. Covenants, conditions and restrictions, as contained in the Building and Use Restrictions of Part of the Northwest Quarter of Section 21, Township 17, South, Range 12 East of the Willamette Meridian, Deschutes County, Oregon, recorded May 5, 1967, in Volume 153, page 177, Deed records.
6. Covenants, conditions and restrictions, as contained in Regulations for Well Use, recorded September 10, 1970, in Volume 172, page 130, Deed records, Deschutes County, Oregon.

EXCEPT Seller reserves for maintenance a strip of land 15 feet in width being 5 feet on the South side of the centerline and 10 feet on the North side of each private irrigation ditch now situated upon the above described property and further Seller reserves an easement for utilities 10 feet in width along the boundary of the existing county road.

and covenant that grantor is the owner of the above described property free of all encumbrances save and except Reservations in Patents and Easements of record and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above. The true and actual consideration for this transfer is \$ 15,000.00.

DATED this 2nd day of October, 1970.

J. Rexford Kettlewell
 J. Rexford Kettlewell

STATE OF OREGON, County of Deschutes, ss. October 2, 1970.

Personally appeared the above-named J. Rexford Kettlewell and acknowledged the foregoing instrument to be his voluntary act. Before me:

Charlotte A. Symons
 Notary Public for Oregon
 My Commission Expires: 8-9-74



AFTER RECORDING RETURN TO:
 Ernest & Elcise Caywood
 14352 Beach Blvd #34
 Westminister, CA 92683
 GRAY, FANCHER, HOLMES & MURLEY
 ATTORNEYS AT LAW
 1044 BOND STREET
 BEND, OREGON 97701

STATE OF OREGON)
COUNTY OF DESCHUTES) SS.

I, MARY SUE PENHOLLOW, COUNTY CLERK AND
RECORDER OF CONVEYANCES, IN AND FOR SAID
COUNTY, DO HEREBY CERTIFY THAT THE WITHIN
INSTRUMENT WAS RECORDED THIS DAY:

1983 AUG -3 AM 9:33

COUNTY CLERK

BY: *Mary Sue Penhollow* DEPUTY

83-12739

FEES -

DESCHUTES COUNTY OFFICIAL RECORDS