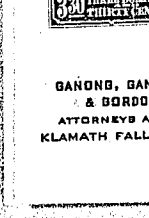


66-298
De Title

62-647

4980 Vol 4-66 Page 2852

WARRANTY DEED



GANONG, GANONG,
& GORDON
ATTORNEYS AT LAW
KLAMATH FALLS, ORE.

1
2 THIS INDENTURE WITNESSETH, that CATHERINE BRUMBAUGH, a single woman,
3 hereinafter known as grantor, for and in consideration of the sum of Ten
4 Dollars and other valuable considerations to her paid, has bargained and sold,
5 and by these presents does grant, bargain, sell and convey unto FIRST FEDERAL
6 SAVINGS AND LOAN ASSOCIATION of Klamath Falls, Oregon, a corporation organized
7 and existing under the laws of the United States, its successors and assigns,
8 the following described premises situated in Klamath County, Oregon, to-wit:

9 A portion of the NW $\frac{1}{4}$ of Section 3, Township 39 South, Range 9 East of the
10 Willamette Meridian and being more particularly described as follows:
11 Commencing at the Northwest corner of Section 3, Township 39 South,
12 Range 9 East of the Willamette Meridian, and running thence South 00
13 degrees 00 $\frac{1}{2}$ ' East along the Westerly boundary of Section 3, 826.8 feet,
14 more or less, to its intersection with a line parallel with and 75 feet
15 distant at right angles Northeastly from the center line of the Dalles-
16 California State Highway, also known as South Sixth Street, as the same
17 is now located and constructed, said parallel line being also the Northerly
18 right of way line of said Street and Highway, thence South 55 degrees
19 52 $\frac{1}{2}$ ' East along said parallel line 1316.2 feet to the true beginning
20 point of this description, said point marking the boundary between lands
21 of Catherine Brumbaugh and lands formerly belonging to E. S. Buckner and
22 Edith F. Buckner from which point the witness monument cross chiseled
23 in the concrete sidewalk by the Oregon State Highway Department on July 15,
24 1947, bears South 34 degrees 07 $\frac{1}{2}$ ' West 10.00 feet; running thence from
25 said true beginning point along said parallel line South 55 degrees 52 $\frac{1}{2}$ '
26 East 100.00 feet to the point marking the boundary between the lands of
27 Catherine Brumbaugh and the Swan Lake Moulding Company, from which point
28 the witness monument cross chiseled in the concrete sidewalk by the
29 Oregon State Highway Department on July 15, 1947, bears South 34 degrees
30 07 $\frac{1}{2}$ ' West 10.00 feet; thence at right angles to South Sixth Street
31 North 34 degrees 07 $\frac{1}{2}$ ' East 175.00 feet to an iron pin on the Southerly
32 line of Pershing Way; thence North 55 degrees 52 $\frac{1}{2}$ ' West parallel to
South Sixth Street along the Southerly line of Shasta Way 100.00 feet to
an iron pipe marking the boundary between the lands of Catherine Brumbaugh
and E. S. Buckner and Edith F. Buckner; thence along said boundary South
34 degrees 07 $\frac{1}{2}$ ' West 175.00 feet to the true point of beginning.

SUBJECT TO:

1. 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.
2. Recitals and restrictions as shown in deed from Swan Lake Moulding Company, a corporation, to Sheldon Brumbaugh, et ux, recorded March 22, 1945 in Book 174, page 343 of Deed Records of Klamath County, Oregon. Said deed sets forth the following recitals: "Subject to existing obligations to the Klamath Irrigation District and the United States, which obligations the grantee herein assumes and agrees to pay as part of the consideration for this conveyance, and subject to the restriction that for the ensuing five years said property shall not be used for a lumber building material business."



ret. First Fed Sav & Loan

3. Perpetual easement and covenants affecting Investment Tracts #38, 39 and 40 (Unplatted) more particularly described as follows: Commencing at the Northwest corner of Section 3, Township 39 South, Range 9 East of the Willamette Meridian, and running thence South 00 degrees 00 1/2' East along the Westerly boundary of said Section 3, 826.8 feet, more or less to its intersection with a line parallel with and 75 feet distant at right angles Northeasterly from the center line of The Dalles-California Highway, also known as South Sixth Street, as the same is now located and constructed; thence South 55 degrees 52 1/2' East along said parallel line 1341.2 feet to the true point of beginning; thence South 55 degrees 52 1/2' East along said parallel line 75 feet; thence North 34 degrees 07 1/2' East 32 feet; thence North 55 degrees 52 1/2' West 75 feet; thence South 34 degrees 07 1/2' West 32 feet to the place of beginning, as set out in the Agreement, dated June 4, 1946 and recorded July 26, 1946 in Deed Book 193 at page 63, Between Sheldon Brumbaugh, et ux, first parties; Swan Lake Moulding Company, second party; and J. R. Brown, et ux, third parties.

4. City Paving Lien dated December 30, 1964 entered in City Lien Records in Book 11 at page 401. Original amount \$1,254.00; 9/10 unpaid, plus interest, which grantee assumes and agrees to pay.

5. City Sewer Lien dated November 21, 1963 entered in City Lien Records in Book 11 at page 252. Original amount \$348.10; 8/10 unpaid, plus interest, which grantee assumes and agrees to pay.

TO HAVE AND TO HOLD the said premises with their appurtenances unto the said grantee, its successors and assigns forever.

And the said grantor does hereby covenant to and with the said grantee, its successors and assigns, that she is the owner in fee simple of said premises; that they are free from all encumbrances, except those above set forth, and that she will warrant and defend the same from all lawful claims whatsoever, except those above set forth.

IN WITNESS WHEREOF, she has hereunto set her hand and seal this 17th day of March, 1966.

Catherine Brumbaugh (SEAL)

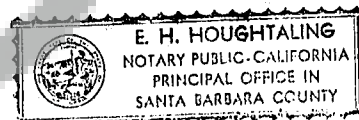
STATE OF CALIFORNIA)
County of *Santa Barbara*) ss.

March 21, 1966.

Personally appeared the within named CATHERINE BRUMBAUGH, a single woman, and acknowledged the foregoing instrument to be her voluntary act and deed.

Before me:

E. H. Houghtaling
NOTARY PUBLIC
In and for said County and State.



My Commission expires: _____

E. H. HOUGHTALING, Notary Public in and for
the County of Santa Barbara, State of California
My Commission Expires Dec. 19, 1966

SANDOG, SANDOG,
& GORDON
ATTORNEYS AT LAW
KLAMATH FALLS, ORE.

Page 2 - Warranty Deed.

rel. Trust Deed Dec 19 1966

2654

STATE OF OREGON; COUNTY OF KLAMATH; ss:
Filed for record at request of Oregon Title Insurance Co.
this 28 day of March A.D. 1966 at 9:45 clock A.M., and
duly recorded in Vol. M-66, of Deeds on Page 2652
Fee \$4.50
By DOROTHY ROGERS, County Clerk
J. M. [Signature]

3