

6676 M-66 5800

SHERIFF'S DEED

THIS INDENTURE made this 1st day of June, 1966, by and between J. M. BRITTON, Sheriff of Klamath County, Oregon and FLORA D. CAMPBELL;

W I T N E S S E T H:

Pursuant to and in obedience with the order ordered on June 1, 1966, by the Circuit Court of the State of Oregon for Klamath County in that certain action No. 62 177 Law entitled Sam Kanna and Paul Kanna, co-partners doing business as Kanna Bros. Logging Co., plaintiffs, vs. W. L. Barnes, W.H. MacDonald, and W. L. Barnes and W. H. MacDonald co-partners, doing business as B & M Lumber Co., defendants, the undersigned J. M. BRITTON, as Sheriff of Klamath County, Oregon, does hereby grant, bargain, sell, convey and confirm unto FLORA D. CAMPBELL, and to her heirs and assigns forever, all the estate, right, title and interest which the defendants in said action, or either of them, or their successors or assigns, and all persons entitled by law to redeem, every had in or to all those certain lots, pieces or parcels of land, situate, lying and being in Klamath County, Oregon, described as follows:

Parcel One:
All that portion of Lot 14, Section 34, Twp. 34 South, Range 7 E.W.M. Klamath County, Oregon, lying Southwest of the parcel conveyed to J. J. Steiger by Henry K. Jackson by conveyance recorded June 22, 1922, in Vol. 57 at page 588 of Klamath County, Oregon, Deed Records.

Parcel Four:
Block No. 1:
In Section 15, Township 36 South, Range 7 East, Willamette Meridian; All of Lots 20 and 21, containing 32.34 acres.

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more or less, including right-of-way of the Williamson River Secondary State Highway. That portion of Lot 14, lying West of the right-of-way of the Central Pacific Railroad, containing 13.67 acres, more or less. That portion of Lot 19, lying West of the Right-of-way of the Central Pacific Railroad, containing 15.22 acres more or less, including Right-of-way of the Williamson River Secondary State Highway.

That portion of Lot 22 lying West of the right-of-way of the Central Pacific Railroad more particularly described as follows: Beginning at a point on the Westerly boundary of Modoc Point, a platted subdivision in Klamath County, Oregon, which is South $85^{\circ}30'$ West, 30 feet, and thence North $71^{\circ}45'$ West, 120.2 feet from the Northwestern corner of Lot 26 in said Modoc Point; thence North $5^{\circ}32'$ west along said Westerly boundary of Modoc Point, a distance of 583.77 feet to a point which is 8.5 feet distant from the centerline of a railroad spur leading to the former sawmill plant of the Lamm Lumber Company; thence Southeasterly along a line parallel to and 8.5 feet distant from the centerline of said spur track, which line is the Northeasterly boundary of said Modoc Point, to the Westerly right-of-way line of the Central Pacific Railroad; thence North $5^{\circ}32'$ West along said Westerly right-of-way line to the North line of said Lot 22; thence West along the North line of said Lot 22 to the Northwest corner thereof; thence South along the West line of said Lot 22 to the shore line of upper Klamath Lake; thence Southeasterly along said shore line to a point due West of the point of beginning; thence East 439 feet, more or less, to the point of beginning, containing 9.89 acres, more or less, including a portion of the right-of-way of the Williamson River Secondary State Highway, being all of Lots 20 and 21, and portions of Lots 14, 19 and 23, Sec. 15, Twp. 36 S., R. 7 E.W.M.

The total acreage of the above described property being approximately 75 acres.

EXCLUDED AND EXCEPTED FROM THE FOREGOING is the following described property:
Beginning at the Northeast corner of Lot 20, Sec. 15, Twp. 36 S., R. 7 E.W.M., thence South $89^{\circ}56'$ W. 79 feet more or less, to the centerline of State Secondary Highway No. 427, sometimes known as the Williamson River Road; thence S. $55^{\circ}43'$ E. along the centerline of said road 805 feet; thence Southeasterly along the arc of a curve, the long chord of which bears S. $38^{\circ}26'$ E. 322 feet, to a point on the Northerly right-of-way line of the spur track entering the Fleishman Lumber Company Plant at Modoc Point, which point is 12.5 feet from the centerline of said spur track, when measured along the radius of the curve of said track, thence Southeasterly along the arc of a curve parallel to and 12.5 feet distant from the centerline of said spur track, the long chord of which bears S. $48^{\circ}46'$ E. a distance of 335 feet, more or less, to the West

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right-of-way line of the Southern Pacific Railroad; thence North $50^{\circ}33'$ W. along said right-of-way line, 1628.8 feet, more or less, to the North line of Lot 14 of said Sec. 15; thence N. $89^{\circ}37'$ W. 909 feet, more or less, to the Northwest corner of said Lot 14; thence S. $0^{\circ}02'$ W., 661 feet, more or less, to the point of beginning, being a portion of Lots 14, 19, 20 and 22, Sec. 15, Twp. 36 S., R. 7 E.W.M., lying Northeasterly from the State Secondary Highway No. 427, and West of the Southern Pacific Railroad, containing 24.56 acres, more or less.

Block No. 2:

Lot 27, and Lots 33 to 46 inclusive of the townsite of Modoc Point, according to the duly recorded plat thereof on file in the office of the County Clerk of Klamath County, Oregon, subject to easements for water, sewer and utility lines as the same are presently located across said Lots.

Block No. 3:

Lot 26 Modoc Point, Klamath County, Oregon; and Lot 1 Modoc Point, Klamath County, Oregon.

Block No. 4:

All of the water works, consisting of wells, pumps, motors, pipes, pipe fittings and so forth, as presently installed and in operation, including the pump and motor located in upper Klamath Lake, together with a perpetual easement and right-of-way on and across the lands of grantor in deed recorded in Vol. 332 at page 153 of Klamath County, Deed Records, where any portion of said water works is presently located, with the right to maintain, replace and continue water works in such location, together with all right, title and interest of grantor in said above mentioned deed by reason of easements and permits and by reason of Deed Reservations for the existence of other portions of said water works, as the same are presently located with the right of ingress and egress and the right to maintain and replace the same and that certain parcel of real property, more particularly described as follows:

Beginning at the Southeast corner of the $\frac{1}{2}$ NW $\frac{1}{4}$ SE $\frac{1}{4}$ of Sec. 15, Twp. 36 S.R. 7 E.W.M.; thence Northerly along the East line of the $\frac{1}{2}$ NW $\frac{1}{4}$ SE $\frac{1}{4}$ of Sec. 15 a distance of 179.7 feet; thence N. $89^{\circ}37'$ W. 630.3 feet, to a point on the Easterly right-of-way line of The Dalles-California Highway which is S $4^{\circ}20'$ E. along said right-of-way line, a distance of 1800 feet from the North line of Lot 14 in Said Sec. 15; thence South $4^{\circ}20'$ E. 181.7 feet to the South line of the $\frac{1}{2}$ NW $\frac{1}{4}$ SE $\frac{1}{4}$ of said Sec. 15; thence Easterly along the said South line 509.7 feet to the point of beginning, being a portion of the $\frac{1}{2}$ NW $\frac{1}{4}$ SE $\frac{1}{4}$ of Sec. 15, Twp. 36 S., R. 7 E.W.M., containing 2.5 acres, more or less, together with the wells located thereon and upon which are located portions of said water works.

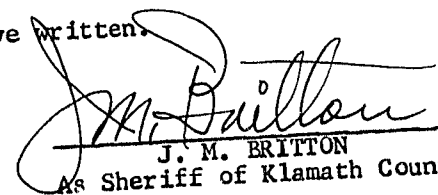
All of the above property being subject to existing rights-of-way and easements apparent upon the ground or a matter of record.

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Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the said premises with the appurtenances, unto FLORA D. CAMPBELL, her heirs and assigns forever, free from all claim thereon on the part of said defendants, or any of them, or their successors and assigns, and of all persons entitled by law to redeem, and as fully and absolutely as by law FLORA D. CAMPBELL can or ought to have or to hold the same hereunder.

IN WITNESS WHEREOF, I have hereunto set my hand and seal the day and year first above written.

 (SEAL)
J. M. BRITTON
As Sheriff of Klamath County, Oregon

STATE OF OREGON }
County of Klamath } ss.

On this, the 1 day of June, 1966, before me Ellen Biehn Notary Public, State of Oregon, personally came the within-named J. M. BRITTON, Sheriff of the said County of Klamath, State of Oregon, known to me to be the individual described in and who, as such Sheriff, executed the above deed, and acknowledged to me that he executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and Official

Seal the day and year in this certificate first above written.

STATE OF OREGON }
County of Klamath } ss.

Filed for record at

Klamath County Title Co.

on this 3 day of June

at 3:12

recorded Vol. M-66

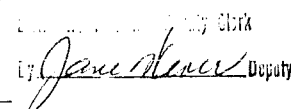
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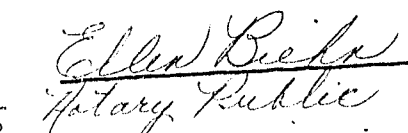
P.M.

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Fee \$6.00

 Deputy

 Notary Public
My Commission expires
27 23-70

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Klamath County Title Co.