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1 THIS INDENTURE WITNESSETH, That MARGERY B. MAHONEY and THOMAS J. MAHONEY,
2 her husband, hereinafter known as Grantors, for the consideration hereinafter
3 recited have bargained and sold and by these presents do grant, bargain, sell
4 and convey unto HERBERT C. LeSUEUR and MARY-LOUISE LeSUEUR, husband and wife,
5 the following described premises, situated in Klamath County, Oregon, to-wit:

6 PARCEL 1: All that part of Lot 8 of Section 32, Township 38 S., R. 9
7 E.W.M., described as follows: Beginning at a point which is
8 North 47°23' West along the Southerly line of Conger Avenue 88.6 links
9 from a stone monument on the Southerly line of Conger Avenue marked with
10 a cross from which monument the quarter section corner between Sections
11 29 and 32, Township 38 S., R. 9 E.W.M., bears North 30.19 chains and East
12 22.91 chains; from said point of beginning, running North 47°23' West
13 along the Southerly line of Conger Avenue 48.4 links; thence South 49°
14 West 109.5 links; thence North 61° West 50 links to a point known as the
15 Southeast corner of the O. C. Applegate lot, according to the survey of
16 B. F. Meyer made June 29, 1880; thence South 57½° West 191 links; thence
17 South 43°30' West 284 links; thence South 52° East 51.25 links; thence
18 North 44°31' East 191 links; thence North 85°48' East 1.36 chains; thence
19 North 44°35' East 2.94 chains to point of beginning, containing 50 acres,
20 more or less.

21 Beginning at a point formerly known as the Southeast corner of
22 the O. C. Applegate lot, according to the survey of B. F. Meyer made June
23 29, 1880; thence North 52° West 47 links; thence North 43°30' East 133
24 links; thence South 48°46' East 107 links; thence South 49° West 120 links;
25 thence North 61° West 50 links to point of beginning.

26 Beginning at a point formerly known as the Southeast corner of
27 the O. C. Applegate lot according to the survey of B. F. Meyer made June
28 29, 1880; thence North 52° West 47 links; thence South 43°30' West 185
29 links; thence North 57½° East 191 links to the point of beginning.

30 PARCEL 2: All that part of Lot 8 of Section 32, Township 38 S., R. 9
31 E.W.M., described as follows: Beginning at a stone monument
32 marked with a cross which is on the Southerly line of Conger Avenue from
33 which the quarter corner between Sections 29 and 32, Township 38 S., R.
34 9 E.W.M., bears North 30.19 chains and East 22.91 chains; thence North
35 47°23' West along the Southerly line of Conger Avenue, 137 links; thence
36 South 49° West, 109.5 links; thence North 61° West, 50 links to a point
37 known as the Southeast corner of the O. C. Applegate lot according to the
38 survey of B. F. Meyer made June 29, 1880; thence South 57½° West 191 links;
39 thence South 43°30' West 284 links; thence South 52° East 178 links;
40 thence North 44°31' East 191 links to the Northwest corner of the lot de-
41 scribed in deed recorded in Vol. 25, page 228, Klamath County Deed Records;
42 thence following the North and Eastern sides of said lot, North 85°48'
43 East 61 links; thence South 4°12' East 16 links; thence North 44°35' East
44 along the lot of The California Oregon Power Company 3.53 chains to the
45 point of beginning. SAVING AND EXCEPTING THEREFROM paragraph one of
46 Parcel 1 above.

47 PARCEL 3: Tract A: A tract of land described as follows: Beginning at
48 the iron pin which marks the most Southerly corner
49 of the Leavitt Tract described on page 431, Vol. 102, Deed Records of
50 Klamath County, Oregon, and running thence: North 43°30' East along the
51 Easterly boundary of the Leavitt Tract a distance of 167.68 feet to a
52 point; thence North 6°55' East a distance of 16.77 feet to a point;
53 thence South 43°30' West a distance of 183 feet to a point on the South-
54 westerly boundary of the Leavitt Tract; thence South 57°00' East, along
55 the Southwesterly boundary of the Leavitt Tract, 10.17 feet, more or less,
56 to the point of beginning, said tract containing 0.04 acre, more or less,
57 in Lot 8, Section 32, Township 38 S., R. 9 E.W.M., in Klamath County, Oregon.

Tract B: A road right of way to be used for road and/or gardening purposes only, described as follows: A tract of land 11 feet wide, being 5.5 feet on either side of the following described centerline: Beginning at a point which lies North 43°30' East a distance of 176.92 feet from the iron pin which marks the most Southerly corner of the Leavitt Tract described on page 431, Vol. 102 of the Deed Records of Klamath County, Oregon, and running thence: North 6°55' East a distance of 87.5 feet to a point; thence following the arc of a curve to the right whose radius is 35 feet and whose long chord bears North 45°25' East, a distance of 43.57 feet to a point which lies on the Southerly edge of the present traveled Barnhisel Entrance Road. This parcel contains 0.03 acre, more or less, in Lot 8, Section 32, Township 38 S. R. 9 E.W.M., in Klamath County, Oregon.

Tract C: An easement for road purposes on and over the Barnhisel Entrance Road from the terminus of Tract B above to the Northeasterly boundary of the Leavitt Tract mentioned in Tract B.

Tract D: All of the Leavitt Tract mentioned above which lies South and East of Tracts B and C. This tract contains 0.09 acre, more or less, in Lot 8, Section 32, Township 38 S. R. 9 E.W.M., in Klamath County, Oregon.

SUBJECT TO: Rights of the public in any portion of the herein described premises lying within the limits of any road, street or highway; Release of water rights and easement for roadway, including the terms and provisions hereof, recorded May 22, 1947, Vol. 206, page 429, Deed Records of Klamath County, Oregon (Affects Parcel 3); Reservations and restrictions relative to easement for operation and maintenance of water gauging station, easement for water line, easement for electric power line, easement for domestic water system, release of liability in connection with the regulation and control of the waters of Link River and Lake Ewauna, and reservation of the use of the water arising from or flowing on or under said property and the right to drill a well on said property, including the terms and provisions of said reservations and restrictions, contained in deed recorded May 27, 1947, Vol. 207 of Deeds, page 7, Records of Klamath County, Oregon (Affects Parcel 3); Reservations and Restrictions contained in deed recorded September 12, 1947, in Vol. 211 of Deeds, page 261, Records of Klamath County, Oregon (Affects Parcel 3); Agreement, including the terms and provisions thereof, recorded September 29, 1947, Vol. 212 of Deeds, page 29, Records of Klamath County, Oregon (Affects Parcel 1); Easement and right of way for pipe line, including the terms and provisions thereof, recorded August 18, 1953, Vol. 262 of Deeds, page 411, Records of Klamath County, Oregon (covers all parcels); Easement for sewer line, including the terms and provisions thereof, recorded April 14, 1961, Vol. 328 of Deeds, page 540, Records of Klamath County, Oregon (Affects Parcel 2).

The true and actual consideration for this transfer is \$25,000.00.

TO HAVE AND TO HOLD the said premises with their appurtenances unto the said Grantees as an estate by the entirety. And the said Grantors do hereby covenant, to and with the said Grantees, and their assigns, that they are the owners in fee simple of said premises; that they are free from all incumbrances, except those above set forth, and that they will warrant and defend the same from all lawful claims whatsoever, except those above set forth.

IN WITNESS WHEREOF, They have hereunto set their hands and seals this 10th day of June, 1968.

5384

STATE OF OREGON)

County of Multnomah)

SS

June 10, 1968

Personally appeared the above named Margery B. Mahoney and Thomas J. Mahoney, her husband, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Mary E. Burningham
Notary Public for Oregon

My Commission Expires Dec. 6, 1970

STATE OF OREGON, } ss
County of Klamath }

Filed for record at request of

Klamath County Title Company
on this 18 day of June A. D. 1968
at 12:50 o'clock P. M. and duly
recorded in Vol. M-68 of Deeds
Page 5383

DOROTHY ROGERS, County Clerk

Fee 4.50

Return
Hurst Federal Savings & Loan
540 Main
Klamath Falls, Oregon
97601

Warranty Deed - Page 3.

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