

1 KNOW ALL MEN BY THESE PRESENTS, that BULA H. KELSEY, a single woman, Grantor,
2 for the consideration hereafter stated, does hereby grant, bargain, sell and con-
3 vey unto LEWIS E. ERBES and PATRICIA T. ERBES, husband and wife, and DAVID R.
4 VANDENBERG, JR. and MURIEL M. VANDENBERG, husband and wife, Grantees, the
5 following described real property in Klamath County, Oregon, to-wit:

6 A tract of land in the E $\frac{1}{2}$ SE $\frac{1}{4}$ of Section 10, Twp. 39 S., R. 10, E.W.M.,
7 Klamath County, Oregon, more particularly described as follows:

8 Beginning at a point on the West line of Summers Lane which is South
9 00°21'00" East a distance of 103.75 feet, more or less, from the iron
10 axle marking the Southeast corner of Summers Park, Klamath County,
11 Oregon, which said point is situated on the Northerly line of that cer-
12 tain parcel conveyed to Amos N. Kelsey and Bula H. Kelsey, by deed
13 recorded in Vol. 278 at page 36 of Klamath County, Oregon Deed Records;
14 thence, Westerly along said Northerly line of said Kelsey parcel a dis-
15 tance of 235 feet, more or less, to a point; thence, continuing Westerly
16 on the same bearing a distance of 460 feet, more or less, to a point
17 which is the intersection of this line (being said Northerly line of said
18 Kelsey parcel extended) with the Westerly line of Derby Street extended
19 Northerly on its same bearing from its terminus at the North line of
20 Mazama Gardens, Klamath County, Oregon;
21 thence, Southerly along the Westerly line of Derby Street extended a
22 distance of 60 feet, more or less, to a point which is South 89°39'00"
23 West a distance of 388 feet, more or less, from the 5/8th inch iron pin
24 which marks the Northwest corner of the tract of land sold to Jack
25 Mulkey et ux; thence, North 89°39'00" East a distance of 388 feet, more
26 or less, to said Northwest corner of said Mulkey Tract;
27 thence, continuing North 89°39'00" West along the North line of said
28 Mulkey Tract a distance of 306.47 feet, more or less, to the 5/8th
29 inch iron pin on the West line of Summers Lane, which marks the Northeast
30 corner of said Mulkey Tract; thence, North 00°21'00" West along said
31 West line of Summers Lane a distance of 60 feet, more or less, to the
32 point of beginning.

SAVING, EXCEPTING AND RESERVING unto the Grantor, her heirs, grantees and
assigns, and unto each and every person now or hereafter owning or hold-
ing an interest in or to any part or parcel of the following described
premises, to-wit:

A tract of land in the E $\frac{1}{2}$ SE $\frac{1}{4}$ of Section 10, Twp. 39 S., R. 9, E.W.M.,
more particularly described as follows:

Beginning at a point 2783.75 feet South of the Southeast corner of
the Northeast quarter of the Northeast quarter of Section 10, Township
39 S., R. 9, E.W.M., Klamath County, Oregon, said point being the North-
east corner of that certain parcel conveyed to A. N. Kelsey and Bula H.
Kelsey, by deed recorded in Vol. 164, page 552, and the Southeast corner
of that certain parcel conveyed to Amos N. Kelsey and Bula H. Kelsey by
deed recorded in Vol. 278 at page 36 all Records of Klamath County,
Oregon; thence North a distance of 60 feet to a point; thence Westerly
30 feet, more or less, to a point on the Westerly right of way line of
Summers Lane which is South 00°21'00" East a distance of 103.75 feet,
more or less, from the iron axle marking the Southeast corner of Summers
Park; thence Westerly 235 feet to a point; thence North a distance of
103.75 feet, more or less, to the Southerly line of Summers Park; thence
West along the said Southerly line of Summers Park a distance of 1055
feet, more or less, to the West line of the East half of the Southeast
quarter of said Section 10; thence South along said West line a distance
of 501.25 feet, more or less, to the Southwest corner of parcel described
in said Deed Vol. 164, page 552; thence East along the Southerly line of
said parcel, said line also being the Northerly line of Mazama Gardens,

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1 a distance of 1320 feet, more or less, to the East line of said Section
2 10; thence North along the East line of Section 10 a distance of 224.50
3 feet, more or less, to a point; thence Westerly a distance of 30 feet,
4 more or less, to a point on the Westerly right of way line of Summers
5 Lane which is South 00°21'00" East 103.00 feet and West 30 feet from the
6 point of beginning, said point being marked by a 5/8 inch iron pin 0.4
7 feet South of an existing fence corner and being the SE corner of the
8 tract of land heretofore sold to Jack Mulkey et ux; thence North 89°44'55"
9 West along the South line of said Mulkey Tract a distance of 307.50 feet
10 to a 5/8 inch iron pin 0.4 feet Southwest of an existing fence corner,
11 which said iron pin marks the SW corner of said Mulkey Tract; thence
12 North 00°14'00" East along the West line of said Mulkey Tract a distance
13 of 99.78 feet to a 5/8 inch iron pin 0.4 feet Northwest of an existing
14 fence corner, which pin marks the NW corner of said Mulkey Tract; thence
15 North 89°39'00" East along the North line of the Mulkey Tract a distance
16 of 306.47 feet to a 5/8 inch iron pin on the Westerly right of way line
17 of Summers Lane 1.5 feet North of an existing fence corner and South
18 00°21'00" East a distance of 163.75 feet from the iron axle marking the
19 Southeast corner of Summers Park Subdivision, which said iron pin marks
20 the NE corner of said Mulkey Tract; thence Easterly 30 feet, more or
21 less, to the point of beginning. Saving and Excepting from the above de-
22 scribed property the East 30 feet thereof contained in the right of way
23 of Summers Lane.

24 A non-exclusive easement for road and utility purposes, said easement
25 to be forever appurtenant to and for the benefit of the above described
26 premises as the same now are or may hereafter be subdivided, it being
27 the intent of the Grantor and Grantees to hereby create a public right
28 of way for road and utility purposes in and on the Tract of Land con-
29 veyed.

30 The true and actual consideration paid for this transfer, stated in
31 terms of dollars is \$2,376.90.

32 TO HAVE AND TO HOLD said premises, subject to the foregoing Easement and
Right of Way unto the Grantees, their heirs and assigns forever.

IN WITNESS WHEREOF, Grantor has hereunto set herhand and seal this 27th day
day of June, 1969.

Bula H. Kelsey (SEAL)
Bula H. Kelsey

STATE OF OREGON)
County of Klamath) SS June 28, 1969
Personally appeared the above named Bula H. Kelsey, a single woman, and ack-
nowledged the foregoing instrument to be her voluntary act and deed.
Before me:

Frank J. Gentry
Notary Public for Oregon

(SEAL)
My Commission Expires: February 27, 1971

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Klamath Title Company
this 7th day of July A. D. 1969 at 3:05 o'clock P. M., and
duly recorded in Vol. M 69, of Deeds on Page 5858

Wm. D. MILNE, County Clerk

By Wm. D. Milne

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

Deed - Page 2.

Fee \$ 3.00

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