

FEB 18 2 22 PM 1970

1 THIS INDENTURE WITNESSETH, That Wm. Ganong, who is also known as William  
2 Ganong, and Mildred Ganong, his wife, hereinafter known as Grantors, for the  
3 consideration hereinafter recited, have bargained and sold, and by these pres-  
4 ents do grant, bargain, sell and convey unto H. Dean Mason and Leonard E.  
5 McLaughlin, a partnership, its successors and assigns, the following described  
6 premises situated in Klamath County, Oregon, to-wit:

7 Beginning at an iron pin on the Southeasterly right of way line of the  
8 Ashland-Klamath Falls Highway, which iron pin is 30 feet at right angles  
9 Southeasterly from the center of said highway, that lies S. 89°22½' East  
10 along the section line a distance of 1321.4 feet and S. 0°40½' E. along  
11 the 40 line, which is also the West line of Westover Terraces, a distance  
12 of 626.5 feet and North 89°22½' West a distance of 106.2 feet and South  
13 38°40½' West along the Southeasterly right of way line of said highway a  
14 distance of 300 feet to the Westerly corner of property conveyed by  
15 William Ganong and Mildred Ganong, his wife, to Emery Hebert, Wilfred  
16 Hebert and Delina Hebert by deed recorded in Vol. 147 at page 215 of  
17 Klamath County Deed Records; thence continuing South 38°40½' West along  
18 the Southeasterly line of said highway a distance of 682.6 feet to an  
19 iron pin, which pin is at the most northerly corner of property conveyed  
20 to E. W. Melesh by deed recorded in Vol. 194 at page 307 of Klamath County  
21 Deed Records; thence at right angles South 51°19½' East along the north-  
22 easterly line of property conveyed to Melesh, VanHoozen and Patricia V.  
23 McBee, Jimmie A. Warner and Dean C. Mason, a distance of 930 feet, more  
24 or less, to the 40 line, which is also the West line of Westover Terraces;  
25 thence N. 0°40½' West along said 40 line a distance of 875 feet, more or  
26 less, to an iron pin which is the most southerly corner of the property  
27 conveyed to Heberts by the above described deed; thence North 51°19½' West  
28 along the southeasterly line of said property conveyed to Heberts a dis-  
29 tance of 383.5 feet, more or less, to the true point of beginning,

30 Subject to easement for road purposes 60 feet in width over the South-  
31 westerly 60 feet of said property,

32 And subject to zoning ordinances, building and use restrictions, reser-  
33 vations in Federal patents, easements and rights of way of record or  
34 apparent on the land, and to sign board agreement.

35 The true and actual consideration for this transfer is \$17,000.00.

36 TO HAVE AND TO HOLD the said premises with their appurtenances unto the said  
37 grantee, its successors and assigns forever. And said grantors do hereby covenant  
38 to and with said grantee, its successors and assigns, that they are the owners  
39 in fee simple of said premises; that they are free from all incumbrances, except  
40 as above set forth, and that they will warrant and defend the same from all  
41 lawful claims whatsoever, except those above set forth.

42 IN WITNESS WHEREOF, They have hereunto set their hands and seals this 3d day  
43 of November, 1969.

MILDRED GANONG

BY Arch Ganong  
Her Attorney-in-Fact

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



1 STATE OF OREGON )  
2 County of Klamath ) SS November 3, 1969

1252

3 Personally appeared the above named Wm. Ganong, who is also known as William  
4 Ganong, husband of Mildred Ganong, and acknowledged the foregoing instrument to  
5 be his voluntary act and deed. Before me:

6 *Carl V. McDonald*  
Notary Public for Oregon

7 My Commission expires April 4, 1971

8  
9 STATE OF OREGON )  
10 County of Klamath ) SS November 3, 1969

11 Personally appeared William Ganong, who, being duly sworn, did say that he  
12 is Attorney-in-Fact for Mildred Ganong, and that he executed the foregoing  
13 instrument by authority of and in behalf of said principal; and he acknowledged  
14 said instrument to be the act and deed of said principal. Before me:

15 *Carl V. McDonald*  
Notary Public for Oregon

16 My Commission expires April 4, 1971

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20 STATE OF OREGON, }  
County of Klamath } ss.

21 Filed for record at request of:

22 Ganong, Ganong and Gordon

23 on this 18th day of February A.D., 19 70

24 at 2:22 o'clock P. M. and duly

25 recorded in Vol. M-70 of Deeds

26 Page 1251

27 WM.-D. MILNE, County Clerk

28 By *Barbara K. Norstrom*  
29 Fee \$3.00 Deputy.

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32  
GANONG, GANONG  
& GORDON  
ATTORNEYS AT LAW  
KLAMATH FALLS, ORE.

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FORM No. 96-M

70-45

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