

SEP 21 3 42 PM 1970

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1 THIS INDENTURE WITNESSETH, that JAMES C. MCKINNEY and ETHEL M. MCKINNEY,
2 husband and wife, hereinafter known as Grantors, for the consideration herein-
3 after stated have bargained and sold, and by these presents do grant, bargain,
4 sell and convey unto DONALD C. RICHARDS and MARY L. RICHARDS, husband and wife,
5 Grantees, the following described premises, situated in Klamath County, Oregon,
6 to-wit:

7 PARCEL 1: Beginning at a point which lies on the Westerly right of way
8 line of the Dalles-California Highway which lies North 89°49' West
9 a distance of 489.5 feet and South 6°02' West along the Westerly
10 right of way line of the Dalles-California Highway a distance of 1230.3
11 feet and North 89°49' West a distance of 486.54 feet from the iron pin
12 which marks the center of Section 7, Twp. 38 South, Range 9, E.W.M. in
13 Klamath County, Oregon, and running thence: South 6°02' West parallel
14 to the Westerly right of way line of the Dalles-California Highway a
15 distance of 90 feet to a point; thence North 89°49' West parallel to the
16 East-West quarter line a distance of 385.0 feet to a point which lies on
17 the Easterly right of way line of the new Highway; thence in a Northwest-
18 erly direction following the Easterly right of way line of the New High-
19 way a distance of 91.5 feet to a point; thence South 89°49' East para-
20 llel to the East-West quarter line a distance of 403 feet more or less to
21 the point of beginning, in the N½ of the SW¼ of Section 7, Twp. 38 S.,
22 R. 9, E.W.M.

23 PARCEL 2: Beginning at a point on the Westerly right of way line of the
24 old Dalles-California Highway which lies North 89°49' West a
25 distance of 489.5 feet and South 6°02' West along the Westerly right of
26 way line of the old Dalles-California Highway a distance of 1320.3 feet
27 from the iron pin which marks the center of Section 7, Twp. 38 S., R. 9,
28 E.W.M., and running thence: Continuing South 6°02' West along the West-
29 erly right of way line of the old Dalles-California Highway a distance of
30 60.3 feet to a point; thence North 89°49' West parallel to the East-West
31 quarter line a distance of 844 feet to a point on the Easterly right of
32 way line of the new Dalles-California Highway; thence in a Northwesterly
direction along the Easterly right of way line at the new Dalles-California
Highway a distance of 61 feet to a point; thence South 89°49' East para-
llel to the East-West quarter line a distance of 871.54 feet more or less
to the point of beginning, in the SW¼ of Section 7, Twp. 38 S., R. 9,
E.W.M., in Klamath County, Oregon.

24 PARCEL 3: Beginning at a point on the Westerly right of way line of the
25 Dalles-California Highway which lies North 89°49' West a dis-
26 tance of 489.5 feet and South 6°02' West along the Westerly right of way
27 line of the Dalles-California Highway a distance of 1380.6 feet from the
28 iron pin which marks the center of Section 7, Twp. 38 S., R. 9, E.W.M.
29 in Klamath County, Oregon, and running thence: South 6°02' West along
30 the Westerly right of way line of the Dalles-California Highway a dis-
31 tance of 180 feet to a point; thence North 89°49' West a distance of
32 786.54 feet to a point which lies on the Easterly right of way line of
the new highway; thence in a Northwesterly direction following Easterly
right of way line of the new highway a distance of 182.98 feet to a point;
thence South 89°49' East a distance of 844 feet more or less to a point
of beginning, in the S½ of the SW¼ of Section 7, Twp. 38 S., R. 9, E.W.M.,
EXCEPT THAT PORTION described as follows:

Beginning at a point in the SE¼SW¼ of Section 7, Twp. 38 South, Range
9 E.W.M., which is North 89°49' West 489.5 feet to the Westerly right of
way line of the old Dalles-California Highway, thence South 6°02' West
along said highway right of way line, a distance of 1,560.6 feet, and

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

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Warranty Deed - Page 1.

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STATE

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1 thence North 89°49' West, 486.54 feet, from the center one quarter corner
2 of said Section 7, which point of beginning is the Southwest corner of a
3 parcel of land described in a deed recorded in the Klamath County deed
4 records, Volume 233, Page 170; thence North 89°49' West 299.46 feet, more
5 or less, to the Easterly right of way line of the new Dalles-California
6 highway; thence North 11°37' West along said highway right of way line,
7 a distance of one (1) foot; thence North 85°39' East 302.64 feet, to a
8 point on the West line of that parcel of land described in a deed re-
9 corded in Klamath County deed records, Volume 233, page 170; thence South
10 6°02' West 25 feet to the point of beginning; being a portion of the
11 SE¼SW¼ of Section 7, Twp. 38 S., R. 9, E.W.M.

12
13 SUBJECT TO: 1970-71 real property taxes which are a lien but not yet
14 payable, and Grantors will pay 2-2/3rds months when same are payable;
15 Right of way, including the terms and provisions thereof, from Albert
16 W. Schmeck et al to The California Oregon Power Company, a California
17 corporation, dated May 29, 1953 and recorded June 3, 1953 in Volume 261
18 at page 211, Deed Records of Klamath County, Oregon; Mortgage to First
19 Federal Savings and Loan Association of Klamath Falls, which Mortgage
20 and the two notes which it secures Grantees do hereby expressly assume
21 and agree to pay in the unpaid total sum of \$80,194.47. Grantors will
22 pay interest through September 20, 1970.

23 The true and actual consideration paid for this transfer is \$135,000.00;
24 includes the above assumed mortgage.

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

IN WITNESS WHEREOF, they have hereunto set their hands and seals this 18th
day of September, 1970.

James C. McKinney (SEAL)
Ethel M. McKinney (SEAL)

25 STATE OF OREGON)
26 County of Klamath) ss September 18, 1970
27 Personally appeared the above named James C. McKinney and Ethel M. McKinney,
28 husband and wife, and acknowledged the foregoing instrument to be their volun-
29 tary act and deed.
30 Before me:

(SEAL) *Ernest F. Gordon*
Notary Public for Oregon
My Commission Expires: May 15, 1972

STATE OF OREGON; COUNTY OF KLAMATH; ss.
Filed for record at request of Klamath County Title Company
this 21st day of September A. D., 1970 at 3:32 o'clock P. M., and duly recorded in
Vol. M 70 of Deeds on Page 8343
fee \$3.00
By Wm. D. Milne, County Clerk
Phyllis Butts

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