

1967/50

KNOW ALL MEN BY THESE PRESENTS, That Maitland S. Biden and Irene Biden

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Douglas Ellwyn Stumbaugh and Billie Jean Stumbaugh, husband and wife as joint tenants.

hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

PARCEL NO. 1:

A parcel of property situate in the Northeast Quarter of the Southwest Quarter (NE 1/4 SW 1/4) of Section 30, Township 24 South, Range 9 E. W. M., more particularly described as follows:

Beginning on the Southerly line of Hill Street extended Westerly, said Hill Street being in Crescent, Klamath County, Oregon, at a point 80 feet Westerly from the most Northerly corner of Lot 13 in Block 38 as shown by said plat of Crescent, said beginning point being also marked by an iron pin which is on the Westerly line of The Dalles-California Highway as surveyed for widening; thence running Southerly parallel to the Westerly line of said Block 38, 100 feet; thence Westerly at right angles to last course, 100 feet; thence Northerly parallel to the Westerly line of said Block 38, 100 feet; thence Easterly 100 feet to the place of beginning, being a portion of the Northeast Quarter of the Southwest Quarter (NE 1/4 SW 1/4) of Section 30, To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances

and that grantor will warrant and forever defend the above granted premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 4500.00

In construing this deed and where the context so requires, the singular includes the plural.

WITNESS grantor's hand this 16th day of September 1970 Maitland S. Biden Irene Biden

STATE OF OREGON, County of Klamath, ss. Personally appeared the above named Maitland S. Biden and Irene Biden

and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me Margaret Stumbaugh Notary Public for Oregon My commission expires 1-30-74

NOTE—The sentence between the symbols (), if not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

WARRANTY DEED

Maitland S. Biden and Irene Biden, his wife TO Douglas Ellwyn Stumbaugh or Billie Jean Stumbaugh, his wife or both Douglas E. Stumbaugh 9186 Valencia Street Spring Valley, Calif. 92077

STATE OF OREGON, County of ss.

I certify that the within instrument was received for record on the 29th day of Sept. 1970, at 1:11 o'clock P.M., and recorded in book M70 on page 8697 Record of Deeds of said County. Witness my hand and seal of County affixed.

Wm. D. Milne County Clerk Title. By Cynthia C. Sheep Deputy.

(DON'T USE THIS SPACE, RESERVED FOR RECORDING LABEL IN COUNTIES WHERE USED.)

Fee \$1.50

SEP 23 1970

No. 633

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SEP 31 4 45 PM 1970

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PARCEL NO. 1 CONTINUED:
Township 24 South, Range 9 E. W. M.

PARCEL NO. 2:
Beginning at the Southwest corner of Lot 24, Block 38, Crescent, Oregon; thence Westerly and parallel to the southerly line of Jones Street 60 feet; thence Northerly along the Westerly line of The Dalles-California Highway 125 feet to the true point of beginning of this description; thence continuing northerly along the Westerly line of The Dalles-California Highway a distance of 75 feet; thence Westerly at right angles to The Dalles-California Highway 100 feet; thence Southerly and parallel to The Dalles-California Highway 75 feet; thence Easterly and at right angles, 100 feet to the point of beginning.

EXCEPTING therefrom a parcel of land lying in the Northeast Quarter of the Southwest Quarter (NE $\frac{1}{4}$ SW $\frac{1}{4}$) of Section 30, Township 24 South, Range 10 E. W. M., Klamath County, Oregon, and being a portion of the following described property:

That tract of land which was conveyed by that certain deed to Lawrence Dahlquist and Anna Dahlquist, recorded in Volume 119 at page 131, Deed Records of Klamath County, Oregon, more particularly described as follows:

Beginning at the Southeast corner of said property, said corner being on the existing Westerly right of way line of the Dalles-California Highway, said corner being 125 feet Northerly from the intersection of the Southerly line of Block 38, Crescent, extended Westerly 60 feet with said existing right of way line; thence North 39 40' East 75 feet; thence North 50 20' West 20 feet; thence South 39 40' West 75 feet; thence South 50 20' East along South line of said property 20 feet to the point of beginning.

PARCEL NO. 3:
Beginning at a point running Westerly from the N. W. corner of Block 38, Crescent Townsite to an iron pin at corner of Austin Negus property, continuing Westerly at right angles to Highway 97, 160 feet; thence Southerly parallel to Highway 97, 50 feet to place of beginning this parcel; thence Northerly at right angles to Highway 97, 95 feet; thence Southerly, parallel to Highway 97, 50 feet; thence Easterly, at right angles to Highway, 95 feet; thence Northerly, parallel to Highway 97, 50 feet to beginning.

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FORM No. 124-MECHANICAL
SC-1

SEP 30 4 45 PM '70

Accepted:
UNITED STATES OF AMERICA
By *[Signature]*
Title: *[Signature]*
STATE OF WASHINGTON
County of Pierce
On this *[Date]*
appeared R. N. *[Signature]*
Manager, Land *[Signature]*
going *[Signature]*
voluntarily *[Signature]*