

## WARRANTY DEED

THIS INDENTURE WITNESSETH, That RAY BYRNES and IRENE BYRNES, husband and wife, herein called "grantors", in consideration of the sum of SIXTY-EIGHT THOUSAND FOUR HUNDRED SIXTEEN AND 47/100 DOLLARS to them paid, have bargained and sold and by these presents do grant, bargain, sell and convey to DORMAN A. TURNER and ARLENE I. TURNER, husband and wife, and ORRIN L. STUEMPGES and SHIRLEY A. STUEMPGES, husband and wife, herein called "grantees", their heirs and assigns forever, an undivided three-tenths interest in and to the following-described premises, situated in Klamath County, State of Oregon:

PARCEL NO. 1: A tract of land situated in the SW $\frac{1}{4}$ , Section 3, Township 39 S., R. 9 E.W.M., described as follows: Beginning at a point on the Southerly line of the NW $\frac{1}{4}$ SW $\frac{1}{4}$  of said Section 3, which lies 50 feet Easterly of the West section line of said Section; thence N. 89° 54' E. a distance of 1221.4 feet to the West right of way line of the O. C. & E. Railroad; thence North following the Westerly right of way line of said railroad 160 feet; thence S. 89° 54' W. a distance of 1221.4 feet to a point that is 50 feet East of the West section line and 160 feet North of the point of beginning; thence South 160 feet to the point of beginning.

PARCEL NO. 2: A tract of land situated in the SW $\frac{1}{4}$ , Section 3, Township 39 S., R. 9 E.W.M., described as follows: Beginning at a point on the Southerly line of the NW $\frac{1}{4}$ SW $\frac{1}{4}$  of said Section 3, which lies 50 feet Easterly of the West section line of said section; thence N. 89° 54' E. a distance of 1221.4 feet to the West right of way line of the O. C. & E. Railroad; thence North following the Westerly right of way of said railroad 160 feet; thence South 89° 54' W. a distance of 1221.4 feet to a point that is 50 feet East of the West section line and 160 feet North of the point of beginning; thence S. 160 feet to the point of beginning.

PARCEL NO. 3: A portion of the SW $\frac{1}{4}$ NW $\frac{1}{4}$  and NW $\frac{1}{4}$ SW $\frac{1}{4}$ , Section 3, Township 39 S., R. 9 E.W.M., more particularly described as follows: Beginning at a point which is S. 0° 46' E. a distance of 2204.25 feet and N. 89° 14' E. a distance of 450.0 feet from the iron pin marking the NW corner of Section 3, Township 39 S., R. 9 E.W.M., said point being the NW corner of parcel conveyed by R. E. Wright, et al, to Klamath County by deed recorded in Vol. 308, Page 389; thence S. 0° 46' E. a distance of 602.5 feet to the SW corner of parcel conveyed by R. E. Wright, et al, to Klamath County by deed recorded in Vol. M-68, Page 1534, records of Klamath County, Oregon; thence N. 89° 14' E. a distance of 764.3 feet to a point which is 60.0 feet W. of the W. right of way line of the railroad spur track; thence S. 60° 35' E. parallel to said right of way line a distance

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follows: Be  
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of the N $\frac{1}{4}$ NW $\frac{1}{4}$ NW $\frac{1}{4}$   
S. line to the  
land described  
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highways.

PARCEL



of 315.2 feet to a point; thence N. 89° 14' E. a distance of 60.0 feet to the W. right of way line of said spur track; thence following said right of way line S. 0° 37' E. a distance of 535 feet, more or less, to a point which is 320 feet N. of the S. line of the NW $\frac{1}{4}$ SW $\frac{1}{4}$  of Section 3, and being the NE corner of parcel conveyed by R. E. Wright, et al, to W. L. Bullard, et ux, by deed recorded in Vol. 280, Page 129; thence S. 89° 54' W. along the N. line of last-described parcel a distance of 1221.4 feet to a point which is 50 feet E. of the W. line of said Section 3; thence N. 0° 46' W. parallel to and 50 feet distance Easterly from said section line a distance of 1435.35 feet to a point; thence N. 89° 14' E. a distance of 400 feet, more or less, to the point of beginning, said parcel being a portion of vacated "Railroad Terminal Tracts". Together with an easement in that portion of the property conveyed to Klamath County by deed recorded in Vol. M-68, Page 1534, Microfilm Records of Klamath County, Oregon, which lies within the boundaries of a continuation of Crosby Avenue, and the sewer easement therein described.

PARCEL NO. 4: A tract of land situated in the N $\frac{1}{2}$ SW $\frac{1}{4}$ SW $\frac{1}{4}$ , Section 3, Township 39 S., R. 9 E.W.M., more particularly described as follows: Beginning at the intersection of the S. line of the N $\frac{1}{2}$ SW $\frac{1}{4}$ SW $\frac{1}{4}$ , Section 3, and the E. right of way line of Washburn Way; thence N. along the E. right of way line of Washburn Way 40 feet to the true point of beginning; thence continuing N. along the E. right of way line of Washburn Way 620 feet to the N. line of the N $\frac{1}{2}$ SW $\frac{1}{4}$ SW $\frac{1}{4}$ , Section 3; thence E. 1220 feet along said N. line; thence S. 200 feet; thence W. 610 feet; thence S. 420 feet; thence W. 610 feet to the point of beginning.

ALSO a tract of land situated in the N $\frac{1}{2}$ SW $\frac{1}{4}$ SW $\frac{1}{4}$ , Section 3, Township 39 S., R. 9 E.W.M., more particularly described as follows: Beginning at the intersection of the S. line of the N $\frac{1}{2}$ SW $\frac{1}{4}$ SW $\frac{1}{4}$ , Section 3, being the true point of beginning of this description; thence N. along the E. right of way line of Washburn Way 40 feet; thence E. 610 feet; thence N. 420 feet; thence E. 610 feet; thence S. 460 feet to the S. line of the N $\frac{1}{2}$ SW $\frac{1}{4}$ SW $\frac{1}{4}$ , Section 3; thence W. 1220 feet along said S. line to the point of beginning. Apply to both tracts of land described as Parcel No. 4 the following: EXCEPTING therefrom the interest of railroad right of way and spur trackage and rights of the public in and to that portion of the herein-described property lying within the roads and highways.

PARCEL NO. 5: A tract of land situated in the SE $\frac{1}{4}$ SE $\frac{1}{4}$ , Section 9, Township 39 S., R. 9 E.W.M., more particularly described as follows: Beginning at the intersection of the SW right of way line of the Great Northern Railroad Company's right of way and the N. line of deed recorded August 2, 1957, in Vol. 293, Page 359; thence NW 900 feet along the said SW right of way line and 248.5 feet at right angles from the center line of Great Northern's right of way, said SW right of way line is also the SW line of deed recorded May 23, 1960, in Vol. 321, Page 327, Deed Records of Klamath County, Oregon; thence SW at right angles 100 feet; thence SE and parallel to said SW right of way line to the NW line of deed recorded in Vol. 293, Page 359, Deed Records of Klamath County, Oregon; thence E. to the point of beginning.

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STUEMPGES, husband  
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PARCEL NO. 6: Beginning at an iron pin which marks the intersection of the Southerly right of way line of O. C. & E. Railroad and the Westerly right of way line of the State Secondary Highway No. 420 and which lies N. 0° 46' W. along the Section line a distance of 862.1 feet and N. 67° 47' W. along the Southerly right of way line of the O. C. & E. Railroad a distance of 32.6 feet from the Brass Cap Monument which marks the quarter corner common to Sections 3 and 4, Township 39 S., R. 9 E.W.M., and running thence, continuing N. 67° 47' W. along the Southerly right of way line of the O. C. & E. Railroad, a distance of 197.8 feet to an iron pin; thence S. 0° 46' E. parallel to the Section line a distance of 277.6 feet to an iron pin; thence N. 89° 14' E. a distance of 182 feet to an iron pin which lies on the Westerly right of way line of the State Secondary Highway No. 420, 30 feet at right angles Westerly from the center line thereof; thence N. 0° 46' W. along the Westerly right of way line of the State Secondary Highway No. 420 a distance of 200 feet, more or less, to the point of beginning, being in and a part of Tract 50 of ENTERPRISE TRACTS, according to the official plat thereof on file in Klamath County, Oregon.

ALL PARCELS SUBJECT TO reservations and restrictions of record, rights of way, easements and encumbrances of record and those apparent on the ground,

together with all tenements, hereditaments and appurtenances hereunto belonging or appertaining, and all estate, right, title and interest in and to the same.

TO HAVE AND TO HOLD said premises unto grantees, their heirs and assigns forever, in the following proportions: One-tenth undivided interest to DORMAN A. TURNER and ARLENE I. TURNER, husband and wife, and one-fifth undivided interest to ORRIN L. STUEMPGES and SHIRLEY A. STUEMPGES, husband and wife; said grantors reserving unto themselves a one-fifth undivided interest in and to said premises. Said grantors do covenant to and with said grantees, their heirs and assigns, that they are the owners of said premises, being lawfully seized in fee simple thereof; that said premises are free from all encumbrances, except as stated above; and that they and their heirs and representatives will warrant and defend the same from all lawful claims whatsoever.

The true and actual consideration for this transfer is \$68,416.47.

IN WITNESS WHEREOF, We have hereunto set our hands this 4th day of MARCH, 1971.

RAY BYRNES

By James M. Byrnes  
His Attorney in Fact

James M. Byrnes

(Warranty Deed - 3)

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STATE OF OREGON }  
County of KLAMATH } ss. 4 March, 1971

Personally appeared IRENE BYRNES, who, being duly sworn, did say that she is the attorney in fact for RAY BYRNES and that she executed the foregoing instrument by authority of and in behalf of said principal; and she acknowledged said instrument to be the act and deed of said principal.

Before me:

Herman F. Smil  
NOTARY PUBLIC FOR OREGON  
My commission expires 12-21-74

STATE OF OREGON }  
County of KLAMATH } ss. 4 March, 1971

Personally appeared the above-named IRENE BYRNES, known to me to be the identical person described in the within deed, and acknowledged the foregoing instrument to be her voluntary act and deed.

Before me:

Herman F. Smil  
NOTARY PUBLIC FOR OREGON  
My commission expires 12-21-74

STATE OF OREGON, }  
County of Klamath }  
Filed for record ~~XXXXXX~~

on this 29 day of OCTOBER A.D. 19 71  
at 10:22 o'clock AM, and duly  
recorded in Vol. M 71 of DEEDS  
Page 11322  
Wm D. MILNE, County Clerk  
By Hazel Dray Deputy  
Fee \$6.00

By this Deed  
Promissory Note  
Maximum Outstanding  
named Trustee in  
Trustor certifies  
Westerly 60  
Klamath Falls  
on file in  
If the Trustor should  
and void.  
Trustor agrees to  
maintain insurance  
thereof Beneficiary  
its own name or pay  
of the obligation herein  
contract rate.  
Should Trustor sell,  
consent of Beneficiary  
secured hereby forthwith  
Upon default by Trustor  
all sums secured hereby  
notice to Trustor. In such  
States, the property then  
with the provisions of the  
as Beneficiary may direct.  
time of sale, Trustee may  
place of sale, and from time  
preceding postponement. To  
not then repaid; all other  
Beneficiary may, without  
substitute a successor to any  
corded in the office of the  
tion of such successor. Trust  
This Deed