

77712

Vol. 13 Page 7450

KNOW ALL MEN BY THESE PRESENTS, That MODOC LUMBER CO., Inc. a corporation duly organized and existing under the laws of the State of Oregon, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto CITY OF KLAMATH FALLS, Oregon, hereinafter called 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:

(See Exhibit A attached hereto and by this reference made a part hereof.)

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 except reservations, restrictions and/or rights-of-way of record and those apparent on the land,

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 exchange for other property.

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

Done by order of the grantor's board of directors, with its corporate seal affixed, this June day of June, 19 73.

MODOC LUMBER CO.

By Thomas J. Shaw PresidentBy Richard C. Beesley Secretary

STATE OF OREGON, County of KLAMATH ss: June, 19 73
Personally appeared Thomas J. Shaw and Richard C. Beesley
who, being duly sworn, each for himself and not one for the other, did say that the former is the president and that the latter is the secretary of MODOC LUMBER CO.

seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me: Nancy S. Jackson

Notary Public for Oregon

My commission expires: 3-19-76

(OFFICIAL SEAL)

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 CORPORATION

TO

AFTER RECORDING RETURN TO

No. City Hall
11-2

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

STATE OF OREGON, ss.

County of _____
I certify that the within instrument was received for record on the _____ day of _____, 19 _____, at _____ o'clock _____ M., and recorded in book _____ on page _____
Record of Deeds of said County.
Witness my hand and seal of County affixed.

By Hazel Drayton Deputy

STATE OF OREGON
Filed for record
this 11th
Vol. N 73
FEE \$ 4.00

A parcel of land situated in Section 5, T39S, R4E, W...
Klamath County, Oregon, being more particularly described
as follows:

Commencing at a 2 inch iron pipe marking the northwest corner of said Section 5; thence S89°18'19"E along the northerly line of said Section 5, 1873.55 feet to an 1858 Meander Corner; thence continuing along said northerly section line S89°20'55"E, 523.02 feet to a 5/8 inch iron pin on the intersection of said northerly section line with the easterly right-of-way line of U.S. Highway No. 97 marking the POINT OF BEGINNING for this description; thence continuing S89°20'55"E, 165.20 feet to a 1-1/2 inch iron pipe on the mean high water line of Lake Ewauna; thence leaving said northerly section line, S41°20'56"E along said mean high water line, 741.80 feet to a 1-1/2 inch iron pipe; thence leaving said mean high water line S24°10'53"W, 485.21 feet to the beginning of a curve to the left; thence along the arc of a 974.93 feet radius curve to the left (Delta = 07°35'56", long chord = S20°22'45"W, 129.20 feet) 129.30 feet to a 5/8 inch iron pin on said easterly highway right-of-way line; thence N10°07'34"E along said right-of-way line, 133.66 feet to a 5/8 inch iron pin; thence continuing along said right-of-way line, N22°51'34"W, 608.15 feet to a 5/8 inch iron pin; thence continuing along said right-of-way line N24°46'52"W, 474.19 feet to the point of beginning containing 5.76 acres, more or less.

TOGETHER WITH: An easement for roadway purposes over and across the following described parcel of land:

Commencing at a 2 inch iron pipe marking the northwest corner of said Section 5; thence S89°18'19"E along the northerly line of said Section 5, 1873.55 feet to an 1858 Meander Corner; thence continuing along said northerly section line S89°20'55"E, 688.22 feet to a 1-1/2 inch iron pipe on the mean high water line of Lake Ewauna; thence leaving said northerly section line, S41°20'56"E along said mean high water line, 741.80 feet to a 1-1/2 inch iron pipe marking the POINT OF BEGINNING for this description; thence continuing along said mean high water line S41°20'56"E, 43.94 feet to a 1-1/2 inch iron pipe; thence leaving said mean high water line, S24°10'53"W, 467.00 feet to a 5/8 inch iron pin marking the beginning of a curve to the left; thence along the arc of a 934.93 feet radius curve to the left (Delta = 10°45'29", Long Chord = S18°48'14"W, 175.29 feet) 175.55 feet to a 5/8 inch iron pin marking the end of curve; thence S13°25'24"W, 144.64 feet to a 5/8 inch iron pin on the 1858 Meander Line; thence N43°13'39"W along said Meander Line, 33.70 feet to a 5/8 inch iron pin on the easterly right-of-way line of U.S. Highway No. 97; thence N10°07'34"E along said right-of-way line, 180.14 feet to a 5/8 inch iron pin marking the beginning of a curve to the right; thence leaving said highway right-of-way line and along the arc of a 974.93 feet radius curve to the right (Delta = 07°35'56", Long Chord = N20°22'45"E, 129.20 feet) 129.30 feet to a 5/8 inch iron pin marking the end of curve; thence N24°10'53"E, 485.21 feet to the point of beginning containing 0.70 acres, more or less.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

XXXXXX CITY OF KLAMATH FALLS

Filed for record at request of _____
this 11th day of JUNE A. D., 1973 at 3:01 o'clock P. M., and duly recorded in
Vol. M 73 of DEEDS on Page 7450
FEE \$ 4.00

WM. D. MILNE, County Clerk

By _____

723
No. _____
City _____