

1967/50

KNOW ALL MEN BY THESE PRESENTS, That FRED WINEBARGER and LORENE WINEBARGER, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by RICHARD C. BEESLEY and FREEMAN C. MURRAY

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:

A parcel of land in the Northeast Quarter of the Southwest Quarter (NE $\frac{1}{4}$ SW $\frac{1}{4}$ ) of Section 30, Township 24 S. R. 9 E.W.M., beginning at an iron pin on the easterly right-of-way line of the Gilchrist & Co. Ltd. Railroad which lies South 89 deg. 48' East along the 40 line a distance of 143.5 feet from the brass cap corner which marks the Southwest corner of the Northeast Quarter of the Southwest Quarter of said Section 30 T. 24 S., R. 9 E.W.M. and running thence; continuing South 89 deg. 48' East along the 40 line a distance of 171.5 feet to an iron pin which lies on the westerly right-of-way line of Highway 97, 50 feet at right angles Westerly from its center; thence North 39 deg. 40' East along the westerly right-of-way line of the Highway 97 a distance of 153.45 feet to an iron pin; thence North 50 deg. 20' West a distance of 70 feet to a point which is the true point of beginning of this tract; thence South 39 deg. 40' West a distance of 87 feet; thence North 50 deg. 20' West to the right of way line of Gilchrist (description continued on reverse side)

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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 as hereinabove set forth,

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 \$ 10.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which).

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

WITNESS grantor's hand this 1st day of October, 1973.

*Fred Winebarger*  
*Lorene Winebarger*

STATE OF OREGON, County of KLAMATH ) ss. October 1, 1973  
Personally appeared the above named FRED WINEBARGER and LORENE WINEBARGER,

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

Before me, *Paula M. Brattain*  
Notary Public for Oregon  
My commission expires 6-2-75

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

TO

*Richard C. Beesley*  
*Freeman C. Murray*

AFTER RECORDING RETURN TO

*NE*

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

## STATE OF OREGON

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 or as file number , Record of Deeds of said County.

Witness my hand and seal of County affixed.

By

Title

Deputy

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& Co. Ltd. Railroad; thence North 39 deg. 40' East along the easterly right-of-way line of Gilchrist & Co. Ltd. Railroad a distance of 87 feet; thence at right angles to the point of beginning.

SUBJECT TO: Reservations, restrictions and/or rights-of-way of record and those apparent on the land.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of RICHARD BEESLEY

this 3rd day of OCTOBER A. D. 1973 at 11:23 o'clock A. M.,

duly recorded in Vol. M 73, of DEEDS on Page 13351

FEE \$ 4.00

Wm D. MILNE, County Clerk

*Hazel Inazal*

KLAMATH: ss.  
SCHER  
to 73 of 12-10 o'clock PM  
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