

1967/50

08 6012

83072

Vol. 73 Page 14536

KNOW ALL MEN BY THESE PRESENTS, That John B. McColgin and Ann E. McColgin, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Ben Pool and Bonna Faye Pool, husband and wife,

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:

That portion of the S  $\frac{1}{2}$  SW  $\frac{1}{4}$  of Section 3, Township 37 South, Range 14 East of the Willamette Meridian, lying West of the County Road, excepting therefrom a parcel of land lying in the south half of the southwest quarter (S  $\frac{1}{2}$  SW  $\frac{1}{4}$ ) of Section 3, Township 37 South, range 14, East of the Willamette Meridian, Klamath County, Oregon, the said parcel being described as follows: Beginning at the Northwest corner of the Southwest quarter of the Southwest quarter of Section 3, Township 37 South, Range 14 East of the Willamette Meridian; thence South along the West section line of Section 3, 300 feet; thence East 1973.25 feet to the West right-of-way line of a county road; thence Northerly along said right-of-way line as follows: North 54° 51' East, 50 feet; North 43° 07' East, 83 feet and North 31° 42' East, 247.66 feet to the North line of the South half of the Southwest quarter of said Section 3; thence West along said North line 2201 feet to the point of beginning.

(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 subject to that certain mortgage, including the terms and provisions thereof, dated April 29, 1971, recorded May 6, 1971, in M-71 at page 4013, given to secure the payment of \$24,050, with interest thereon and such future advances as may be provided therein, executed by John B. McColgin and Ann E. McColgin, to State of Oregon, represented and acting by the Director of Veterans' Affairs, which grantees assume and agree to pay. Also subject to an easement created by instrument, including the terms and provisions thereof, dated September 21, 1970, recorded April 6, 1971, in Book M-71 at page 2842, Microfile Records, and re-recorded October 11, 1971, in Book M-71 and that (continued on reverse) 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 \$ 48,000.00. However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which):

In construing this deed and where the context so requires, the singular includes the plural. WITNESS grantor's hand this 30th day of October, 1973.

STATE OF OREGON, County of Klamath, ss. John B. McColgin and Ann E. McColgin, Personally appeared the above named husband and wife, their voluntary act and deed, and acknowledged the foregoing instrument to be

(OFFICIAL SEAL)

Before me, *James M. Adair*, Notary Public for Oregon, My commission expires JUNE 3, 1975.

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

John B. McColgin  
Ann E. McColgin

TO

Ben Pool

Bonna Faye Pool

AFTER RECORDING RETURN TO

*Chuck Fisher & Assoc.*  
*Attorneys*

*1403 Main*  
*Klamath Falls, Ore.*

*97001*

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

## STATE OF OREGON

County of

I certify that the within instru-  
ment 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 aforesaid.

Title

By

Deputy

14536

at page 10644, Microfilm Records, in favor of Weyerhaeuser Company, a corporation for a 66 foot road right-of-way in the S 1/2 S 1/2 SW 1/4 of Section 3, Township 37 South, Range 14 East of the Willamette Meridian, and other property. Also subject to easements, restrictions, reservations and rights-of-way of record and those apparent on the land.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of TRANSAMERICA TITLE INS. CO.

this 30th day of OCTOBER A. D., 19 73 at 3:47 o'clock P.M., and duly recorded in

Vol. M 73 of DEEDS on Page 14535

FEE \$ 4.00

WM. D. MILNE, County Clerk

By *Hazel D. Milne* Deputy