

KNOW ALL MEN BY THESE PRESENTS, That Lloyd E. McFarland and Emma R. McFarland, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Laurie A. Wilson and Alone M. Bentley, single women, 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:

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 Contract balance of \$3,364.88 with interest thereon paid to July 9, 1968 and those encumbrances of record and those apparent upon 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 \$15,500.00. 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. August 7, 1968  
WITNESS grantor's hand this day of

Lloyd E. McFarland  
Emma R. McFarland

STATE OF OREGON, County of Klamath ss. August 7, 1968  
Personally appeared the above named Lloyd E. McFarland and Emma R. McFarland, husband and wife  
and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: Calvin P. Peyton  
(OFFICIAL SEAL) Notary Public for Oregon  
My commission expires Dec. 30, 1968

NOTE—The space between the symbols ( ), if not applicable, should be deleted. See Chapter 402, Oregon Laws 1967, as amended by the 1967 Special Session.

WARRANTY DEED

TO

AFTER RECORDING RETURN TO

No.

First Federal  
Shasta Plaza Bldg.  
Klamath Falls, Or  
97601

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.

Title.

By

Deputy.



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EXHIBIT "A"

*Gloyd E. McFarland*  
*Emma R. McFarland*

*Cal Peyton*

The following described real property in Klamath County, Oregon:

All that part of Tract 2, of "the Subdivision of Tracts 25 and 32 inclusive of 'ALTAMONT RANCH TRACTS'", according to the duly recorded plat thereof on file in the office of the County Clerk of Klamath County, Oregon, lying southwest of a line parallel to and distant 100 feet southwesterly from the center line of the railway of the Great Northern Railway Co., which said center line is more particularly described in that certain deed from Laurence G. Olson and Vera L. Olson to vendors herein, which was recorded in Vol. 134 at page 584 of Klamath County Deed Records on January 21, 1941; and

All of Tract 3, of "The Subdivision of Tracts 25 and 32 inclusive, of 'ALTAMONT RANCH TRACTS'", according to the duly recorded plat thereof on file in the office of the County Clerk of Klamath County, Oregon, EXCEPT the following: A triangular parcel of land in the Northeast corner of said Tract 3, being all of that portion of said Tract 3 that lies northeasterly of a line drawn parallel to and distant 100 feet southwesterly from the center of the line of the railway of the Great Northern Railway Co., which said center line is more particularly described in that certain deed, hereinbefore mentioned, that is recorded in Vol. 134 at page 584 of Klamath County Deed Records; and

All of Tract 4, of "The Subdivision of Tracts 25 to 32 inclusive, of 'ALTAMONT RANCH TRACTS'", according to the duly recorded plat thereof on file in the office of the County Clerk of Klamath County, Oregon; and



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All of Tract 5, of "The Subdivision of Tracts 25 to 32 inclusive, of "ALTAMONT RANCH TRACTS", according to the duly recorded plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

EXCEPT for that certain parcel of land described as follows; Beginning at the Southwest corner of said Tract 5; thence

Easterly along the Southern Boundary line of said Tract 5 a distance of 170 feet; thence

Northerly in a line parallel to and 170 feet from the West Boundary line of Tract 5 a distance of 135 feet; thence

Westerly in a line parallel to and 135 feet from said South Boundary line of Tract 5 a distance of 170 feet to the West Boundary line of Tract 5; thence southerly along the West Boundary line a distance of 135 feet to the point of beginning; Together with an easement for road purposes 18 feet wide and 135 feet long, more particularly described as follows: Beginning at the point on the South Boundary line of Tract 5 of "The Subdivision of Tracts 25 to 32 inclusive, Together with the South 10 feet of Tracts 33 and 34 of "ALTAMONT RANCH TRACTS" that is 76 feet east of the Southwest corner of said Tract 5; thence Northerly in a line parallel to and 76 feet from the West Boundary line of Tract 5 a distance of 135 feet; thence

Easterly in a line parallel to and 135 feet from the South Boundary line of Tract 5 a distance of 18 feet; thence Southerly in a line parallel to and 94 feet from said West boundary line of Tract 5 a distance of 135 feet to the South Boundary line of Tract 5; thence westerly along the south boundary line of Tract 5 a distance of 18 feet to the point of beginning, said easement being for the benefit of all of the property herein described.

The West half of that portion of Avalon Street that was vacated by that certain order of vacation of the County Court of Klamath County dated March 1, 1944 and recorded in Vol. 15 at Page 145 of the Commissioners' Journal and in Vol. 163 at Page 3 of Klamath County Deed Records.

EXCEPTING from the above tract's 2 and 3 and vacated portion of Avalon Street that was conveyed to GREAT NORTHERN RAILWAY COMPANY by Deed recorded February 15, 1961, in Book 327, Page 339 and described as follows:

A parcel of land in the NW $\frac{1}{4}$  of NW $\frac{1}{4}$  of Section 15, Township 39 South, Range 9 E. W.M., Klamath County, Oregon, more particularly described as being all that part of Tracts 2 and 3 of the Subdivision of Tracts Numbers 25 to 32 of Altamont Ranch Tracts, and the Westerly 20 feet of vacated Avalon Street, lying between the Southwesterly right of way line of the Great Northern Railway Company and a line parallel with and distant 50 feet Southwesterly, measured at right angles from said southwesterly right of way line.

*S.E.M.*

*Emma R. McFarland*  
*CD Pyle*

STATE OF OREGON, }  
County of Klamath } ss.

Filed for record at request of:

KIAMATH COUNTY TITLE CO

on this 21st day of May A. D., 1974

at 12:05 o'clock P. M. and duly

recorded in Vol. M. 74 of DEEDS

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WM. D. MILNE, County Clerk

By *Hazel Drayle*

Fee \$6.00

Deputy.