

95401

Vol. 74 Page 15424

1974

88-8006

KNOW ALL MEN BY THESE PRESENTS, That RUTH H. TEASDEL, as to Parcel 1,  
LYNNE T. ASHDOWN, as to Parcel 2 and GAYLE A. TEASDEL, as to Parcel 3

hereinafter called the grantor, for the consideration hereinafter stated,  
to grantor paid by THE DOUBLE D LAND CO., a General Partnership

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, sit-  
uated in the County of Klamath and State of Oregon, described as follows, to-wit:

See legal description attached hereto designated as Exhibit "A" consisting of 3 Pages.

RECEIVED  
DEC 4 - 1974

2:30 pm

(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 those presently of record.

and that  
grantor will warrant and forever defend the above granted premises and every part and parcel thereof against the law-  
ful 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 \$ 3,200,000.00  
~~OFFICIAL SEAL OF THE STATE OF OREGON, County of Klamath, State of Oregon, is hereby acknowledged to be the true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 3,200,000.00~~

In construing this deed and where the context so requires, the singular includes the plural.  
WITNESS grantor's hand this 22nd day of November 19 74.

*Ruth H. Teasdel*  
Ruth H. Teasdel  
*Lynne T. Ashdown*  
Lynne T. Ashdown

*Gayle A. Teasdel*  
Gayle A. Teasdel

STATE OF OREGON, County of

Personally appeared the above named

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

(OFFICIAL SEAL)

Before me:

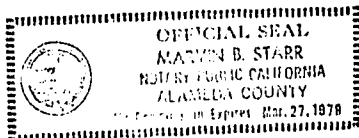
Notary Public for Oregon

My commission expires

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.

State of California }  
County of ALAMEDA } SS

On This 2nd day of December in the year One Thousand,  
Nine Hundred and Seventy-Four before me MARVIN B. STARR  
a Notary Public in and for the County of Alameda State of California, residing  
therein, duly commissioned and sworn, personally appeared  
LYNNE T. ASHDOWN and GAYLE A. TEASDEL



known to me to be the person S. described in and whose name S. ARE subscribed  
to the within instrument, WARRANTY DEED

and T he Y acknowledged to me that T he Y executed the same WARRANTY DEED

In Witness Whereof, I have hereunto set my hand and placed my Official Seal, the day and  
year in this certificate first above written

GENERAL ACKNOWLEDGMENT

My Commission Expires

1411 A. S.

*Marvin B. Starr*  
NOTARY PUBLIC  
In and for said County of Alameda State of California

LEGAL DESCRIPTION

The following described real property in Klamath County, Oregon:

## PARCEL 1:

Township 39 South, Range 8 East of the Willamette Meridian:

Section 2: The North half of the Northeast quarter and the Southwest quarter of the Northeast quarter, Township 38 South, Range 8 East of the Willamette Meridian.

Section 35: All that portion of said section lying South and West of the Orindale Draw State Highway.

Section 26: The West one-half.

Section 23: The Southwest quarter of the Southwest quarter.

Section 34: The Southeast quarter, the East half of the Southwest quarter, the Northwest quarter, the North half of the Northeast quarter and the Southwest quarter of the Northeast quarter.

Section 27: All

Section 22: All, EXCEPT portion of the Northeast quarter of the Northeast quarter lying North and East of the following described line: Beginning at the Northeast corner of Lot 3 of said Section 22; thence North 1435 feet to the center of "Neck"; thence North 38° 51' West 4145 feet following Neck to intersection with North-South center line of Section 15, ALSO excepting the North half of the Southwest quarter of the Northeast quarter.

Section 15: The West half, and the portion of the Southeast quarter lying South and West of the following line: Beginning at the Northeast corner of Lot 3 of Section 22; thence North 1435 feet to the center of "Neck"; thence North 38° 51' West 4145 feet following Neck to intersection with North-South center line of said Section 15.

Section 10: The South half of the Southwest quarter.

Section 28: The Southeast quarter of the Southeast quarter, the North half of the Southeast quarter and the East half of the Northwest quarter, and the portion of the West half of the Northwest quarter North of Government Meander line through said Section 28; the Northeast quarter.

Section 21: All

Section 16: All

Section 9: The South half of the South half and the Northwest quarter of the Southwest quarter.

Section 29: The portion of the Northeast quarter of the Northeast quarter North of Government Meander line through Section 29.

Section 20: The portion of the Southeast quarter North of Government Meander line, portion of West half North and East of Government Meander line, and the Northeast quarter.

Section 36: All that portion of said section lying South and West of the Orindale Draw State Highway.

Section 17: The East half, the Northwest quarter, the North half of the Southwest quarter, the Southeast quarter of the Southwest quarter and Lot 2.

Legal description-continued

Section 8: The Southeast quarter, the South half of the Southwest quarter and the following portions of the North half of the Southwest quarter, First: All that portion of the North half of the Southwest quarter of said Section 8, lying South of the following line: Starting at the center of Section 8; thence West 660 feet; thence South to the Northerly line of the Klamath Lake Highway; thence Westerly and Northerly along the Northerly line of the Klamath Lake Highway to the intersection of said line with the East line of the West half of the Southwest quarter of Section 8; thence South along said East line of the West half of the Southwest quarter to the Northerly boundary of Old State Highway No. 421; thence Northwesterly along said Northerly boundary of old Highway No. 421 to the West line of said Section 8; Second: A portion of the Southwest quarter of the Northwest quarter of Section 8 bounded as follows: Starting at the quarter corner common to Sections 7 and 8; thence East along the center line of Section 8 (Caledonia-Wocus Division Line) to the intersection of said center line with the Southerly boundary of Klamath Lake Highway; thence Northwesterly along the Southerly boundary of Klamath Lake Highway to the intersection of said Southerly boundary with section line common to Sections 7 and 8; thence South to the point of beginning; Reserving in said Section 8 right of way over present roadway to R. M. Smith homesite.

Section 18: The Southeast quarter of the Southeast quarter; the North half of the Northeast quarter, and the Southeast quarter of the Northeast quarter, all those portions of the North half of the Southeast quarter, the Southwest quarter of the Northeast quarter, the Northeast quarter of the Northwest quarter and the Southeast quarter of the Northwest quarter lying North and East of Government Meander line.

Sections 6 & 7: Those portions of Sections 6 and 7, Township 38 South, Range 8 East of the Willamette Meridian, within the following described boundaries:

Beginning at the section corner common to Sections 7, 8, 17 and 18; thence North along the section line common to Sections 7 and 8 to the Northerly boundary of the Old State Highway No. 421; thence West along said boundary to a point 300 feet distant from the Section line common to Sections 7 and 8; thence North 780 feet, more or less to the center line running East and West through Section 7; thence East on said center line 300 feet; thence North on the section line common to Sections 7 and 8 to the intersection of said section line with the Southerly boundary of the Klamath Lake Highway; thence Northwesterly along the Southerly boundary of the Klamath Lake Highway to its intersection with a line parallel to the East-West center line of Section 7 and North 658 feet of said line (said line being the division line between the Caledonia and Wocus Tracts); thence following said Caledonia-Wocus division line Westerly to a point on the Easterly end of the Crossdike between the Caledonia and Wocus Tracts, which point is 2621 feet West of the Section line common to Sections 7 and 8; thence South  $24^{\circ}$  West 100 feet; thence North  $66^{\circ}$  West 1000 feet, more or less, to the Westerly end of the crossdike; thence North  $24^{\circ}$  East 200 feet; thence North  $66^{\circ}$  West 50 feet to the center of the Caledonia Canal in the Southeast quarter of the Northwest quarter of Section 7; thence Northerly along the center line of said Caledonia Canal to the intersection of said center line with the West boundary of Lot 3, Section 6, Township 38 South, Range 8 East of the Willamette Meridian; thence South along the West boundary of Lot 3, continuing South along the West boundary of Lot 4 in said Section 6; thence continuing South along the West Boundaries of Lots 4 and 5 in Section 7, Township 38 South, Range 8 East of the Willamette Meridian, to the intersection of the West boundary of Lot 5 with the Easterly boundary of the old State Highway No. 421 in the South half of the Northwest quarter of Section 7; thence Southwesterly along said Easterly boundary of the old State Highway No. 421 to its intersection in Lot 6 with the East line of the West half of the Northwest quarter of the Southwest quarter of Section 7; thence South  $0^{\circ} 16'$  West 973 feet, more or less, to the South line of the Northwest quarter of the Southwest quarter of Section 7; which point is 660 feet East of the Southwest corner of Lot 6; thence South  $14^{\circ} 58'$  East 403.9 feet to a meander point in Lot 7, Section 7; thence following the Government Meander line Southerly and Easterly to the intersection of said Meander Line with the South line of Section 7; thence East along the South line of Section 7 to the point of beginning.

SAVING AND EXCEPTING from any of the above described real property any portions lying within the boundaries of the State Highway.

Legal description-continued

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ALSO SAVING AND EXCEPTING that portion conveyed to State of Oregon, by and thru its State Highway Commission by Deed recorded September 12, 1967 in Volume M-67 at page 7067, Microfilm Records of Klamath County, Oregon.

PARCEL 2

Township 38 South, Range 8 East of the Willamette Meridian:

Section 22: The North half of the North half of the Southwest quarter of the Northeast quarter.

PARCEL 3

Township 38 South, Range 8 East of the Willamette Meridian:

Section 22: The South half of the North half of the Southwest quarter of the Northeast quarter.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of TRANSAMERICA TITLE INS CO

this 4th day of DECEMBER A. D. 19 74 at 2:30 P. M., and  
duly recorded in Vol. M 74, of DEEDS on Page 15424

FEE \$ 8.00

Wm D. MILNE, County Clerk

By Kazel Drazie

Until a change is requested, all tax statements  
shall be sent to the following address:

The Double D Land Co.  
c/o Stanley P. Gold  
Geng, Tife & Brown  
6400 Sunset Blvd  
Hollywood, Ca. 90028

Page 3 of Three Pages.

EXHIBIT "A"

Return:

TRANSAMERICA TITLE INSURANCE CO  
600 MAIN ST.  
KLAMATH FALLS, OREGON 97601