

KNOW ALL MEN BY THESE PRESENTS, That James C. McKinney and Ethel M. McKinney, husband and wife hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Ernest Sessom and Doris Sessom, 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:

Description attached hereto as Exhibit A.

## SUBJECT TO:

1. That mortgage owed to First Federal Savings and Loan Association, Klamath Falls, Oregon, dated December 21, 1965 and recorded December 22, 1965 in Volume M65 page 4909, Microfilm records of Klamath County, Oregon.
2. Any easements, right-of-way and/or restrictions of record or apparent upon the land.

(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

and that grantor will warrant and forever defend the said 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 \$110,508.48. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). (The sentence between the symbols ©, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 17 day of July, 1975; a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, } ss.  
County of Klamath  
July 19, 1975

Personally appeared the above named  
James C. McKinney and  
Ethel M. McKinney

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

Notary Public for Oregon  
My commission expires July 26, 1975

STATE OF OREGON, County of \_\_\_\_\_ ) ss.  
Personally appeared \_\_\_\_\_, 19\_\_\_\_

\_\_\_\_\_ 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 \_\_\_\_\_

and that the 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:

(OFFICIAL SEAL)

Notary Public for Oregon  
My commission expires \_\_\_\_\_

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 \_\_\_\_\_ or as file/reel number \_\_\_\_\_. Record of Deeds of said county. Witness my hand and seal of County affixed.

SPACE RESERVED  
FOR  
RECORDER'S USE

Recording Officer

By \_\_\_\_\_ Deputy

After recording return to:

Ernest Sessom  
Mallard Motel

NAME, ADDRESS, ZIP

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

Ernest Sessom  
Mallard Motel

NAME, ADDRESS, ZIP

10856

Exhibit A  
DESCRIPTION OF PROPERTY

Beginning at a point which lies on the Westerly right of way line of the Dalles-California Highway which lies North 89°49' West a distance of 489.5 feet and South 6°02' West along the Westerly right of way line of the Dalles-California Highway a distance of 1230.3 feet and North 89°49' West a distance of 486.54 feet from the iron pin which marks the center of Section 7, Township 38 S., R. 9 E.W.M., in Klamath County, Oregon, and running thence: South 6°02' West parallel to the Westerly right of way line of the Dalles-California Highway a distance of 90 feet to a point; thence North 89°49' West parallel to the East-West quarter line a distance of 385.0 feet to a point which lies on the Easterly right of way line of the new Highway; thence in a Northwesterly direction following the Easterly right of way line of the New Highway a distance of 91.5 feet to a point; thence South 89°49' East parallel to the East-West quarter line a distance of 403 feet, more or less, to the point of beginning in the N½SW¼ of Section 7, Township 38 South, Range 9 E.W.M.

ALSO, beginning at a point on the Westerly right of way line of the Old Dalles-California Highway which lies North 89°49' West a distance of 489.5 feet and South 6°02' West along the Westerly right of way line of the Old Dalles-California Highway a distance of 1320.3 feet from the iron pin which marks the center of Section 7, Township 38 S., R. 9 E.W.M., and running thence: continuing South 6°02' West along the Westerly right of way line of the Dalles-California Highway a distance of 60.3 feet to a point; thence North 89°49' West parallel to the East-West quarter line a distance of 844 feet to a point on the Easterly right of way line of the New Dalles-California Highway; thence in a Northwesterly direction along the Easterly right of way line of the new Dalles-California Highway a distance of 61 feet to a point; thence South 89°49' East parallel to the East-West quarter line a distance of 871.54 feet, more or less, to the point of beginning in the SW¼ of Section 7, Township 38 S., R. 9 E.W.M., Klamath County, Oregon.

ALSO, beginning at a point on the Westerly right of way line of the Dalles-California Highway which lies North 89°49' West a distance of 489.5 feet and South 6°02' West along the Westerly right of way line of the Dalles-California Highway a distance of 1380.6 feet from the iron pin which marks the center of Section 7, Township 38 S., R. 9 E.W.M., in Klamath County, Oregon, and running thence: South 6°02' West along the Westerly right of way line of the Dalles-California Highway a distance of 180 feet to a point; thence North 89°49' West a distance of 786.54 feet to a point which lies on the Easterly right of way line of the New Highway; thence in a Northwesterly direction following the Easterly right of way line of the new Highway a distance of 182.98 feet to a point; thence South 89°49' East a distance of 844 feet, more or less, to the point of beginning, in the SW¼ of Section 7, Township 38 S., Range 9 E.W.M.,

*John  
H. Carter*



10857

EXCEPT THAT PORTION described as follows: Beginning at a point in the SE $\frac{1}{4}$ SW $\frac{1}{4}$  of Section 7, Township 38 S., R. 9 E.W.M., which is North 89°49' West 489.5 feet to the Westerly right of way line of the Old Dalles-C California Highway; thence South 6°02' West along said highway right of way line, a distance of 1,506.6 feet and thence North 89°49' West 486.54 feet, from the center one-quarter corner of said Section 7, which point of beginning is the Southwest corner of a parcel of land described in a deed recorded in the Klamath County Deed records, Volume 233 page 170; thence North 89°49' West 299.46 feet, more or less, to the Easterly right of way line of the New Dalles-California Highway; thence North 11°37' West along said highway right of way line a distance of 1 foot; thence North 85°39' East 302.64 feet to a point on the West line of that parcel of land described in a deed recorded in Klamath County Deed records, Volume 233 page 170; thence South 6°02' West 25 feet to the point of beginning; being a portion of the SE $\frac{1}{4}$ SW $\frac{1}{4}$  of Section 7, Township 38 South, Range 9 E.W.M.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Bedder & Hamilton

this 12 day of Sept A. D. 1975 at 1:55 o'clock P.M., and

duly recorded in Vol. 175, of Deeds on Page 10855

900

Wm D. MILNE, County Clerk

By [Signature]

900

if any right arising to the Mortgagee for breach of covenant. And this mortgage may be foreclosed for principal, interest and all sums paid by the Mortgagee at any time while the Mortgagor neglect to repay any sums so paid by the mortgagee. And if suit be commenced to foreclose this mortgage, the attorney's fees provided for in said note shall be included in the lien of this mortgage.

Each and all of the covenants and agreements herein contained shall apply to and bind the heirs, executors, administrators, and assigns of said mortgagors and of said Mortgagee respectively.

In case suit or action is commenced to foreclose this mortgage, the Court, may, upon motion of the Mortgagee, appoint a receiver to collect the rents and profits arising out of said premises during the pendency of such foreclosure, and apply the same to the payment of the amount due under this mortgage, first deducting all proper charges and expenses attending the execution of said trust.

IN WITNESS WHEREOF the said Mortgagors have hereunto set their hands and seals the day and year first written above.

Ernest R. Sessom  
Ernest Sessom  
Doris E. Sessom  
Doris Sessom

STATE OF OREGON     )  
County of Klamath   ) ss.

BE IT REMEMBERED, that on this 10<sup>th</sup> day of July, 1975, before me, the undersigned, a Notary Public in and for said county and state, personally appeared the within named Ernest Sessom and Doris Sessom, Husband and Wife, known to me to be the identical individuals described in and who executed the within instrument and acknowledged to me that they executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

James E. Brian  
Notary Public for Oregon

My commission expires: 12-19-78



PARCEL 1

10862

Beginning at a point which lies on the Westerly right of way line of the Dalles-California Highway which lies North 89° 49' West a distance of 489.5 feet and South 6° 02' West along the Westerly right of way line of the Dalles-California Highway a distance of 1230.3 feet and North 89° 49' West a distance of 486.54 feet from the iron pin which marks the center of Section 7, Township 38 South, Range 9 East of the Willamette Meridian in Klamath County, Oregon, and running thence South 6° 02' West parallel to the Westerly right of way line of the Dalles-California Highway a distance of 90 feet to a point; thence North 89° 49' West parallel to the East-West quarter line a distance of 385.0 feet to a point which lies on the Easterly right of way line of the new Highway; thence in a North-westerly direction following the Easterly right of way line of the New Highway a distance of 91.5 feet to a point; thence South 89° 49' East parallel to the East-West quarter line a distance of 403 feet more or less to the point of beginning, in the N 1/2 of the SW 1/4 of Section 7, Township 38 South, Range 9 East of the Willamette Meridian.

PARCEL 2

Beginning at a point on the Westerly right of way line of the old Dalles-California Highway which lies North 89° 49' West a distance of 489.5 feet and South 6° 02' West along the Westerly right of way line of the old Dalles-California Highway a distance of 1320.3 feet from the iron pin which marks the center of Section 7, Township 38 South, Range 9 East of the Willamette Meridian, and running thence; Continuing South 6° 02' West along the Westerly right of way line of the old Dalles-California Highway a distance of 60.3 feet to a point; thence North 89° 49' West parallel to the East-West quarter line a distance of 844 feet to a point on the Easterly right of way line of the new Dalles-California Highway; thence in a Northwesterly direction along the Easterly right of way line at the new Dalles-California Highway a distance of 61 feet to a point; thence South 89° 49' East parallel to the East-West quarter line a distance of 871.54 feet more or less to the point of beginning, in the SW 1/4 of Section 7, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 3

Beginning at a point on the Westerly right of way line of the Dalles-California Highway which lies North 89° 49' West a distance of 489.5 feet and South 6° 02' West along the Westerly right of way line of the Dalles-California Highway a distance of 1380.6 feet from the iron pin which marks the center of Section 7, Township 38 South, Range 9 East of the Willamette Meridian, and running thence; South 6° 02' West along the Westerly right of way line of the Dalles-California Highway a distance of 180 feet to a point; thence North 89° 49' West a distance of 786.54 feet to a point which lies on the Easterly right of way line of the new highway; thence in a Northwesterly direction following Easterly right of way line of the new highway a distance of 182.98 feet to a point; thence South 89° 49' East a distance of 844 feet more or less to a point of beginning, in the S 1/2 of the SW 1/4 of Section 7, Township 38 South, Range 9 East of the Willamette Meridian,

EXCEPT THAT PORTION described as follows:

10863

Beginning at a point in the SE 1/4 SW 1/4 of Section 7, Township 38 South, Range 9 East of the Willamette Meridian, which is North 89° 49' West 489.5 feet to the Westerly right of way line of the old Dalles-California Highway; thence South 6° 02' West along said highway right of way line, a distance of 1,560.6 feet, and thence North 89° 49' West, 486.54 feet, from the center one quarter corner of said Section 7, which point of beginning is the Southwest corner of a parcel of land described in a deed recorded in the Klamath County Deed Records, Volume 233 at page 170; thence North 89° 49' West 299.46 feet, more or less, to the Easterly right of way line of the new Dalles-California Highway; thence North 11° 37' West along said highway right of way line, a distance of one (1) foot; thence North 85° 39' East 302.64 feet, to a point on the West line of that parcel of land described in a deed recorded in Klamath County Deed Records, Volume 233 at page 170; thence South 6° 02' West 25 feet to the point of beginning; being a portion of the SE 1/4 SW 1/4 of Section 7, Township 38 South, Range 9 East of the Willamette Meridian.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of *Beddoe & Hamilton*  
this 12 day of Sept A.D. 1975 at 1:56 o'clock P.M., and

duly recorded in Vol. 1175, at 5mtg on Page 10858  
1800

*Wm D. Miller*, County Clerk  
*Ernest Beddoe*

*Beddoe & Hamilton*