

A-2638101-10003

Vol M 75-12652

FORM No. 633—WARRANTY DEED (Individual or Corporate)

STEVENS-NEES LAW PUBLISHING CO., PORTLAND, OR 97204

11-74

6000

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That Robert C. Watson and Jean P. Watson, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Ronald M. Guly and Trina A. Guly, 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:

Beginning at the Northeasterly corner of Lot A Sunset Beach; thence along the Northeasterly line of said Lot A, Southeasterly along the arc of a 14 deg 04' 45" degree curve to the left, 166.20 feet to the point of tangency of said curve; thence continuing along the Northeasterly line of said Lot A South 44 deg 52' East 184.54 feet to a point; said point being North 44 deg. 52' West 90.22 feet from the Southeasterly corner of said Lot A; thence North 87 deg. 39' 00" West 171.57 feet to a point; thence North 49 deg 17' West 81.70 feet to the Southeasterly corner of a parcel described in Deed Vol. 355, page 81; thence along the Northeasterly line of said parcel, North 30 deg. 26' 30" West 128.50 feet to the Northeasterly corner of said parcel; thence along the Northwesterly line of said parcel, South 67 deg. 49' West 38.37 feet to a point on the Northwesterly line of said parcel; thence North 12 deg. 10' West 25.64 feet to the Northwesterly corner of said Lot A; thence along the Northwesterly (see reverse)

(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 subject to reservations, restrictions, easements and rights-of-way of record and those apparent on the land

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 \$46,500.00.

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 19th day of July, 1975; if 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
City of Medford, 1975

Personally appeared the above named Robert C. Watson and Jean P. Watson

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

Before me: Frank J. Young
(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires: February 27, 1979

Robert C. and Jean P. Watson

GRANTOR'S NAME AND ADDRESS
Ronald M. and Trina A. Guly
Rt. 3 Box 1399
Klamath Falls, Oregon 97601

GRANTEE'S NAME AND ADDRESS
After recording return to:
Barnhisel and Ganong
323 Main St.
Klamath Falls, Oregon 97601
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:
Ronald M. and Trina A. Guly
c/o First Federal Savings & Loan
540 Main St., Klamath Falls, Ore
NAME, ADDRESS, ZIP 97601

RE3 Box 1399
KFD.

STATE OF OREGON, County of _____) ss.
1975

Personally appeared _____ and _____ 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 _____ a corporation,

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:
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 _____, 1975, 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.

Recording Officer
By _____ Deputy

line of said Lot A North 53 deg. 43' East 147.50 feet to the point of beginning.

Also beginning at the Southeasterly corner of Lot 16 Sunset Beach, Klamath County, Oregon; thence South 53 deg. 43' West along the Southeasterly line of said Lot 16, 147.5 feet to the Southwesterly corner of said Lot 16; thence North 48 deg. 48' 23" West 62.21 feet more or less, to a point; said point being on the high water line of Upper Klamath Lake; thence North 71 deg. 19' 20" East 171.37 feet, more or less, to a point on the Northeasterly line of said Lot 16; thence South 21 deg. 28' East 9.20 feet, more or less, to the point of beginning,

Together with the following easements for ingress and egress and for use of well, which rights are contained in that certain easement agreement between William N. King and Mildred King, husband and wife, and Robert C. Watson and Jean P. Watson, husband and wife, dated November 1, 1971, recorded November 1, 1971, Vol. M71, page 11413, Deed Records of Klamath County, Oregon, concerning the following described real property:

Beginning at a point on the Northeasterly line of Lot A Sunset Beach, Klamath County, Oregon, said point being North 44 deg. 52' West a distance of 90.22 feet from the Southeasterly corner of said Lot A; thence North 87 deg. 39' West a distance of 171.57 feet to a point; thence North 49 deg 17' West a distance of 81.70 feet; thence North 30 deg. 26' 30" West a distance of 213.27 feet; thence North 71 deg. 19' 20" East a distance of 20.43 feet; thence South 30 deg. 26' 30" East a distance of 211.52 feet; thence North 66 deg. 27' 30" East a distance of 7.60 feet; thence South 49 deg. 17' East a distance of 60.95 feet thence So. 87 deg. 29' East a distance of 135.85 feet to a point on the Southerly right-of-way line of Sunset Drive; thence South 44 deg. 52' East a distance of 36.81 feet to the point of beginning.

Right to the use of pump and well to take water for domestic purposes only, said pump and well situate upon the following described property: Lot 17 and a portion of Lot 16 Sunset Beach, according to the official plat thereof on file in the records of Klamath County, Oregon, more particularly described as follows: Beginning at a point on the right-of-way line of Sunset Drive, said point also being on the Northeasterly line of Lot 16 of Sunset Beach, said point also being the end of a 16.26 deg. curve to the right; thence South 21 deg. 28' East along said right-of-way a distance of 16.73 feet; thence South 71 deg. 19' 20" West a distance of 130.57 feet, more or less, to the shore line of Upper Klamath Lake; thence North 08 deg. 33' West along said shore line a distance of 41.50 feet, more or less, to the intersection of said shore line and the Northerly lot line of Lot 16; thence North 53 deg. 43' East, 119.55 feet, more or less, to the Northeasterly corner of said Lot 16; thence along the Southwesterly right-of-way line of Sunset Drive and along a 16.259 deg curve to the right, 62.86 feet to the point of beginning.

STATE OF OREGON, COUNTY OF KLAMATH; ss.

Filed for record at request of KLAMATH COUNTY TITLE CO

this 13th day of OCTOBER, A. D. 1975 at 3:42 o'clock P.M., and

duly recorded in Vol. M 75, of DEEDS on Page 12652

FEE \$ 6.00

Wm D. MILNE, County Clerk

By Hazel Dwyer