

1 THIS INDENTURE WITNESSETH, that DEAN MASON and JOAN C. MASON, husband and
2 wife, Grantors, for the consideration hereinafter recited, have bargained and
3 sold, and by these presents do grant, bargain, sell and convey unto FRANK F.
4 GANONG and WILLIAM GANONG, JR., as Trustees of William Ganong Testamentary Trust
5 B, their successors and assigns, Grantees, the following described premises,
6 situated in Klamath County, Oregon, to-wit:

7 An undivided one-half interest, being all of Grantors' interest, in the following
8 described real property:

9 PARCEL 1: The portion of SW $\frac{1}{4}$ of Sec. 8, Twp. 39 S., R. 9, E.W.M., described
10 as follows: Beginning at an iron pin in the said SW $\frac{1}{4}$ NW $\frac{1}{4}$ which is at
11 the most Easterly corner of property conveyed to Harold B. and Ruth Beal VanHoosen
12 by deed recorded June 22, 1948, in Deed Vol. 222, page 83, and which lies S. 51°
13 19 $\frac{1}{2}$ ' E. a distance of 620 feet from an iron pin on the Southeasterly right of way
14 line of the Ashland-Klamath Falls Highway, which last described iron pin is 30
15 feet at right angles Southeasterly from the center of said highway, and lies S.
16 89°22 $\frac{1}{2}$ ' E. along the section line, a distance of 1321.4 feet and S. 0°40 $\frac{1}{2}$ ' E.
17 (along the 40 line which is also the West line of Westover Terrace) a distance of
18 626.5 feet and N. 89°22 $\frac{1}{2}$ ' W. a distance of 106.2 feet and S. 38°40 $\frac{1}{2}$ ' W. (along
19 the Southeasterly right of way line of said highway) a distance of 982.6 feet
20 from the Northwest corner of Sec. 8, Twp. 39 S., R. 9, E.W.M.; thence from the
21 point of beginning Southwesterly along the arc of a 2°14' curve to the right (the
22 long chord of this curve bears S. 41°45 $\frac{1}{2}$ ' W. a distance of 275.4 feet) a distance
23 of 275.4 feet to an iron pin; thence S. 44°50 $\frac{1}{2}$ ' W. 160.5 feet to a point; thence
24 N. 45°50 $\frac{1}{2}$ ' W. 300 feet to a point which is the most Westerly corner of property
25 conveyed to Homer L. and Vera L. Ross by deed recorded Oct. 21, 1950, in Deed
26 Vol. 242, page 641; thence S. 44°50 $\frac{1}{2}$ ' W. 350 feet to an iron pin which is at the
27 most Southerly corner of property conveyed to J. E. and Vivian Eichendorf by deed
28 recorded Oct. 22, 1945, in Deed Vol. 181, page 175; thence South 265.18 feet to
29 a line parallel with the South line of said NW $\frac{1}{4}$ of Section 8 and 250 feet distant
30 therefrom; thence Easterly along said line 1000 feet, more or less, to the East
31 line of W $\frac{1}{2}$ NW $\frac{1}{4}$ of said Section; thence North along said East line of W $\frac{1}{2}$ NW $\frac{1}{4}$ of said
32 Section, 424 feet, more or less, to a point which is S. 51°19 $\frac{1}{2}$ ' E. 320 feet, more
or less, from the point of beginning; thence N. 51°19 $\frac{1}{2}$ ' W. 320 feet, more or less,
to the point of beginning, said Parcel 1 being the same real property described
in Mortgage recorded in Vol. M65 at page 4170 of Klamath County, Oregon, Mortgage
Records. SAVING AND EXCEPTING Parcel 2 shown below.

33 PARCEL 2: A piece or parcel of land situate in the SW $\frac{1}{4}$ NW $\frac{1}{4}$ Section 8, Twp. 39 S.,
34 R. 9, E.W.M., Klamath County, Oregon, more particularly described as
35 follows: Beginning at the Southwest corner of the Northwest quarter of said Sec-
36 tion 8; thence North along the West line a distance of 250 feet; thence East a
37 distance of 305.3 feet to the true point of beginning; thence North a distance
38 of 265.18 feet to a 3/4 inch pipe at the most Southerly corner of that parcel of
39 property described in Deed Volume 181, page 175; thence North 44°50 $\frac{1}{2}$ ' East a dis-
40 tance of 350 feet to the Southwesterly line of that property described in Deed
41 Volume M72, page 1198; thence South 45°09 $\frac{1}{2}$ ' East a distance of 300 feet, more or
42 less, to the most Southerly corner of the above mentioned property described in
43 Volume M72, page 1198; thence continuing along the same line extended Southeast-
44 erly to its point of intersection with a line being parallel to and 250 feet
45 North of the South line of said NW $\frac{1}{4}$ of Section 8; thence West along said line
46 to the true point of beginning, said Parcel 2 being the real property conveyed to
47 Francis D. Brown & Son, Inc. by Deed recorded in Vol. M72 at page 2354 of Klamath
48 County, Oregon, Deed Records.

49 Subject to one-half of the unpaid real property taxes which Grantees take
50 subject to.

51 Warranty Deed - Page 1.

1 The true and actual consideration for this transfer is \$875.02.

2 TO HAVE AND TO HOLD the said premises with their appurtenances unto the

3 said Grantees, their successors and assigns forever. And the said Grantors do

4 hereby covenant to and with the said Grantees, their successors and assigns,

5 that they are the owners in fee simple of said premises; that they are free

6 from all incumbrances, and that they will warrant and defend the same from all

7 lawful claims whatsoever.

8 IN WITNESS WHEREOF, they have hereunto set their hands and seals this 29th

9 day of December, 1975.



Dean Mason

(SEAL)

Joan C. Mason

(SEAL)

Joan C. Mason

13 STATE OF OREGON)

14) SS

County of Klamath)

15 On this 13TH day of JANUARY, 1976, personally appeared the above named

16 Dean Mason and Joan C. Mason, husband and wife, and acknowledged the foregoing

17 instrument to be their voluntary act and deed.

Before me:

Eric B. Kane

Notary Public for Oregon

(SEAL)

19 My Commission Expires: 10/17/77

22 Until a change is requested, mail all tax statements to:

23 Frank F. Ganong, Trustee

24 323 Main Street

25 Klamath Falls, Oregon 97601

26 AFTER RECORDING RETURN TO ABOVE ADDRESS.

27 STATE OF OREGON; COUNTY OF KLAMATH; CL

28 Filed for record at request of KLAMATH COUNTY TITLE CO

29 this 16th day of January A. D. 1976 at 4:21 o'clock P. M., and

30 duly recorded in Vol. M 76, of DEEDS on Page 834

31 FEE \$ 6.00 W. D. MILNE, County Clerk

32 *Hazel Magal*

Warranty Deed - Page 2.