

38-10589

15019

WARRANTY DEED

Vol. 116 Page 8877

KNOW ALL MEN BY THESE PRESENTS, That NUPACIFIC COMPANY, an Oregon corporation which acquired title as NU PACIFIC COMPANY hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by * MAURICE E. BERCOT AND MILDRED A. BERCOT AND MELVIN L. STEWART AND MARY LOU STEWART * , 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:

Legal description attached hereto as Exhibit "A" and incorporated herein by reference.

(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: Klamath Irrigation District regulations, Right of Way & Easement of record, Assessments & Liens as described in Ordinance 5940 of City of Klamath Falls, Oregon

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 \$ 88,200.33

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 20th day of April, 1976, 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,

County of _____, 19____

Personally appeared the above named _____

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

STATE OF OREGON, County of Multnomah, ss. April 20th, 1976

Personally appeared R. Fretz Candy Lamoreaux

each for himself and not one for the other, did say that the former is the Executive Vice

Assistant secretary of Nupacific Company

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 the half 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,

County of _____, ss.

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.

Recording Officer

By _____

Deputy

Nupacific Company
Suite 303, 2611 S. W. Third
Portland, Oregon 97201

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Klamath Falls Real Estate Finance Center
P. O. Box 1060
Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

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

Maurice E. Bercot
5323 So. 6th Street
Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

The following described real property in Klamath County, Oregon:

PARCEL 1

A tract of land situated in the NE $\frac{1}{4}$ SW $\frac{1}{4}$ and the NW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 14, Township 39 South, Range 9 East of the Willamette Meridian, more particularly described as follows:

Beginning at a point on the intersection of the West right of way line of the Klamath Irrigation District A-3-B Lateral (F-5 Lateral) and the North line of the NW $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section 14, said point being North 89° 56' 41" West 402.67 feet from the Northeast corner of the NW $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section 14; thence North 82° 36' 35" West along the Southerly line of Tract 1035 - GATEWOOD, 275.00 feet; thence South 07° 23' 25" West 376.36 feet; thence South 24° 44' 39" West 617.22 feet; thence South 03° 35' 17" West 80.06 feet; thence North 89° 47' 00" West 366.03 feet, more or less, the West line of the NW $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section 14; thence South 00° 14' 05" East along said West line 255.00 feet to the Northerly right of way line of the Klamath Project Drain 1-C-1-A-1 which runs along the North line of Johns Avenue; thence South 89° 47' 00" East along the Northerly right of way line of the said Drain 484.11 feet to the Westerly right of way line of the said A-3-B Lateral; thence along said Westerly right of way line: North 40° 06' 52" East 135.83 feet; North 24° 44' 39" East 796.15 feet North 06° 15' 27" East 409.27 feet to the point of beginning.

PARCEL 2

A tract of land situated in the NE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 14, Township 39 South, Range 9 East of the Willamette Meridian, more particularly described as follows:

Beginning at the Northeast corner of the NW $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section 14; thence North 89° 56' 41" West, 402.67 feet; thence North 82° 36' 35" West 275.00 feet; South 07° 23' 25" West 376.36 feet; thence South 24° 44' 39" West 617.22 feet; thence South 03° 35' 17" West 80.06 feet; thence North 89° 47' 00" West 366.03 feet to the true point of beginning of this description, said point being on the Easterly line of the NE $\frac{1}{4}$ SW $\frac{1}{4}$ of said Section 14; thence North 89° 47' 00" West 438.97 feet; thence South 00° 13' 00" West 255.00 feet to the Northerly right of way line of the Klamath Project Drain 1-C-1-A-1; thence South 89° 47' 00" East along said Northerly right of way line 440.97 feet, more or less, to the East line of the NE $\frac{1}{4}$ SW $\frac{1}{4}$ of said Section 14; thence North 00° 14' 05" West 255.00 feet to the true point of beginning.

PARCEL 3

A tract of land situated in the SW $\frac{1}{4}$ NE $\frac{1}{4}$ and the NW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 14, Township 39 South, Range 9 East of the Willamette Meridian, more particularly described as follows:

Beginning at the Northeast corner of the NW $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section 14; thence North 89° 56' 41" West 402.67 feet; thence North 82° 36' 35" West 511.83 feet to a point on the Southeasterly right of way line of the Klamath Project Drain 1-C-7, said point being the true point of beginning of this description; thence South 82° 36' 35" East 236.83 feet; thence South 07° 23' 25" West 376.36 feet; thence South 24° 44' 39" West 617.22 feet; thence South 03° 35' 17" West 80.06 feet; thence North 89° 47' 00" West 366.03 feet, more or less, to the West line of the NW $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section 14; thence North 00° 14' 05" West, along the said West line to the Southerly right of way line of said 1-C-7 Drain; thence Northeasterly along the Southerly right of way line of said 1-C-7 Drain to the true point of beginning of this description.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

I hereby certify that the within instrument was received and filed for record on the 15th day of June A.D., 1976 at 4:12 o'clock P.M., and duly recorded in Vol. 76 of DEEDS on Page 8877.

FEE \$6.00

WM. D. MILNE, County Clerk

By Hazel Davis Deputy