

KNOW ALL MEN BY THESE PRESENTS, That BRISTOL COURT DEVELOPMENT COMPANY, a co-partnership consisting of RONALD E. PHAIR and LORRAYNE PHAIR, Husband and Wife and DONALD L. SLOAN** hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by THEODORE J. PADDOCK and ROD E. TRAVIS, each as to an undivided 1/2 interest

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:

SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.....

SUBJECT TO:

1. Rules, regulations and statutory powers of Klamath Irrigation District and South Suburban Sanitary District.
2. Mortgage, including the terms and provisions thereof, recorded September 5, 1973 in Book M73 at page 11924, Microfilm Records of Klamath County, Oregon, in favor of Equitable Savings and Loan Association, an Oregon Corporation, which Grantees herein assume and agree to pay according to the terms therein.
3. The Terms and Provisions of Agreement dated April 13, 1976, recorded April 14, 1976 in Book M76, page 5337, Microfilm Records of Klamath County, Oregon, and Articles of Incorporation of The Meadows District Improvement Company recorded September 30, 1975 in Book M75, page 11801, Microfilm Records of Klamath County, Oregon, and possible powers of assessment as may be disclosed thereby.

(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 as set forth hereinabove

** and HAZEL I. SLOAN, Husband and Wife

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 \$ 65,000.00

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 14th day of June, 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 Klamath

June 25, 1976

STATE OF OREGON, County of _____) ss.

Personally appeared _____, 19____

_____ 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:

(OFFICIAL SEAL)

Personally appeared the above named Donald L. Sloan, Hazel I. Sloan, Ronald E. Phair and Lorrayne Phair, all partners of Bristol Court Development Company, a co-partnership and acknowledged the foregoing instrument to be their voluntary act and deed.

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 3-21-77

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

Deputy

By _____

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Messrs. Theodord J. Paddock & Rod E. Travis
2972 South 6th St
Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

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

Messrs. Paddock & Travis
2972 South 6th St
Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

DESCRIPTION

The following described real property situate in Klamath County, Oregon:

PARCEL I

A tract of land situated in the SW $\frac{1}{4}$ of Section 11 Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows: Beginning at a point on the South right of way line of Bristol Avenue, said point being North 89 degrees 32 minutes 55 seconds East (North 89 degrees 38 minutes East by record) 996.15 feet and South 00 degrees 27 minutes 55 seconds East (South 00 degrees 22 minutes East by record) 30.00 feet from the northwest corner of the S $\frac{1}{2}$ SW $\frac{1}{4}$ of said Section 11 (the last described corner is the intersection of the centerlines of Bristol Avenue and Summers Lane); thence North 89 degrees 32 minutes 55 seconds East along the South line of Bristol Avenue 520 feet, more or less, to the Westerly line of the plat of Tract No. 1026, THE MEADOWS, according to the official plat thereof on file in the records of Klamath County, Oregon; thence Southerly along said Westerly line to its intersection with the Northwesterly line of the USBR 1-C-3 Drain right of way; thence Southwesterly along said Northwesterly line to its intersection with the Northeasterly line of the USBR F-7 (A-C-3) lateral right of way; thence Northwesterly along said Northeasterly right of way to the Westerly line of that property described in Deed Volume 284, page 485, Deed Records of Klamath County, Oregon; thence following said Westerly line: North 00 degrees 27 minutes 05 seconds West 60.00 feet; thence North 67 degrees 54 minutes 55 seconds East 202.89 feet; thence North 00 degrees 27 minutes 05 seconds West 107.00 feet to the point of beginning.

EXCEPTING THEREFROM the following described 2 parcels of land:

- (a) A Parcel of land situate in the SW $\frac{1}{4}$ of Section 11, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, and more particularly described as follows: Beginning at a point on the South line of Bristol Avenue which is North 89° 32' 55" East a distance of 1,516.15 feet and South 0° 27' 05" East a distance of 30.0 feet from the Northwest corner of the S $\frac{1}{2}$ SW $\frac{1}{4}$ of said Section 11, said point also being the Northwest corner of Tract No. 1026, THE MEADOWS; thence continuing South 00° 27' 05" East along the West line of THE MEADOWS a distance of 145.0 feet to a point; thence South 89° 32' 55" West, parallel with the South line of Bristol Avenue, a distance of 110.0 feet to a point; thence North 00° 27' 05" West, parallel with the West line of THE MEADOWS, a distance of 145.0 feet to a point on the South line of Bristol Avenue; thence North 89° 32' 55" East along said South line a distance of 110.0 feet to the point of beginning.
- (b) A parcel of land situate in the SW $\frac{1}{4}$ of Section 11, Township 39, South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, and more particularly described as follows: Beginning at a point on the South line of Bristol Avenue which is North 89° 32' 55" East a distance of 1,356.15 feet and South 0° 27' 05" East a distance of 30.0 feet from the Northwest corner of the S $\frac{1}{2}$ SW $\frac{1}{4}$ of said Section 11; thence continuing South 0° 27' 05" East parallel to the West line of THE MEADOWS a distance of 145.0 feet to a point; thence South 89° 32' 55" West, parallel with the South line of Bristol Avenue a distance of 100.00 feet to a point; thence North 0° 27' 05" West, parallel with the West line of THE MEADOWS, a distance of 145.0 feet to a point on the South line of Bristol Avenue; thence North 89° 32' 55" East along said South line a distance of 100.0 feet to the point of beginning.

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DESCRIPTION
(continued)

RESERVING from the above described PARCEL I a non-exclusive easement for road and utility purposes described as follows:

Beginning at the northwesterly corner of Exception (a) described above and running thence along the westerly line thereof and the southerly extension thereof:

- (1) South 00° 27' 05" East, 156.0 feet; thence parallel with the south line of Bristol Avenue.
- (2) South 89° 32' 55" West, 50.0 feet; thence parallel with the west line of THE MEADOWS referred to above.
- (3) North 00° 27' 05" West, 156.0 feet to the northeast corner of exception (b) described above on the south line of Bristol Avenue (at 11.0 feet intersect the southeast corner of exception (b) described above); thence along the south line of Bristol Avenue.
- (4) North 89° 32' 55" East, 50.0 feet to the point of beginning.

ALSO RESERVING from the above described PARCEL I a non-exclusive easement for driveway purposes, 7 feet wide, lying along, adjacent to and southerly of the southerly line of exception (a) described above and 11 feet wide lying along, adjacent to and southerly of the southerly line of exception (b) described above.

PARCEL II:

A non-exclusive easement for driveway purposes, 12 feet wide, lying along, adjacent to and northerly of the southerly lines of the exceptions described in (a) and (b) above.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of MOUNTAIN TITLE CO 1;23

this 28th day of JUNE A. D. 1976 at 1:23 P. M. and

duly recorded in Vol. M 76, of DEEDS on Page 9724

FEE \$ 9.00

Wm D. MILNE, County Clerk

By *[Signature]*