

1967 SR

36226

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KNOW ALL MEN BY THESE PRESENTS, That BRUCE BORDEAUX

hereinafter called the grantor, for the consideration hereinafter stated,
do grantor paid by THOMAS E. MANLY and EVELYN M. MANLY, 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, sit-
uated 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. Taxes for the fiscal year 1977-'78, a lien not yet due and payable.
2. Rights of the public in and to any portion of the herein described premises
lying within the limits of streets, roads or highways.
3. Rights of the public and of governmental bodies in and to that portion of the
premises herein described lying below the high water mark of Agency Lake.
4. Agreement, including the terms and provisions thereof, dated April 28, 1925.
5. Right of Way to Klamath County Court for Dalles-California Highway approved by
F. M. Goodwin, Assistant Secretary on May 28, 1924, subject to provisions of the
Act of March 3, 1901 (31 Stat. L. 1058-1084) and Departmental regulations thereunder,
and subject also to any prior, valid existing right or adverse claims.
6. The above-described property is subject to all other existing easements for public
roads and highways, for public utilities, and for railroads and pipe lines and
for any other easements or rights-of-way record; and there is hereby reserved any
and all roads, trails, telephone lines, etc., actually constructed by the United
States, with the rights of the United States to maintain, operate or improve the
same so long as needed or used for or by the United States (Dept. Instr., January
13, 1916, 44 L.D. 513)

(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 specifically set forth hereinabove.

and that grantor will warrant and forever defend the above
granted premises and every part and parcel thereof against the lawful claims and demands of all persons whomso-
ever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 9,000.00.
However, the actual consideration consists of or includes other property or value given or promised which is
part of the consideration (indicate which) the whole

In construing this deed and where the context so requires, the singular includes the plural.
WITNESS grantor's hand this 14 day of August, 1977.

B.B.

Bruce Bordeaux
Bruce Bordeaux

OREGON, Multnomah County of Klamath ss.
Personally appeared the above named Bruce Bordeaux

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

Before me: Dale A. Jenkin
Notary Public for Oregon
My commission expires June 20, 1980

NOTE: The sentence between the symbols (), if not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

STATE OF OREGON,

County of _____ ss.

I certify that the within instru-
ment was received for record on the
day of _____, 19____,
at _____ o'clock _____ M., and recorded
in book _____ on page _____ or as
file/record number _____
Record of Deeds of said county.
Witness my hand and seal of
County affixed.

Recording Officer

Deputy

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:
Mr. & Mrs. Thomas E. Manly
Star Route, Box 106A
Chiloquin, OR 97624

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

Mr. & Mrs. Thomas E. Manly
Address Above

NAME, ADDRESS, ZIP

17907

EXHIBIT "A"
DESCRIPTION

A tract of land in Government Lot 10 in Section 7, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at a point on the West boundary line of the Old Dalles California Highway (State Highway #427), said point being South 0°57' East 800.00 feet and West 629.46 feet more or less from the Northeast corner of Government Lot 9 in said Section 7; thence South 0°57' East along the West boundary of said Highway a distance of 100 feet to a point; thence West to the Easterly mean high water line of Agency Lake; thence Northerly along said high water line of Agency Lake a distance of 100 feet more or less to a point due West of the point of beginning; thence East to the point of beginning.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of MOUNTAIN TITLE COthis 23 day of SEPTEMBER A. D. 1977 at 3:13 o'clock P. M., andduly recorded in Vol. 177 of DEEDS on Page 17906

FEE \$ 6.00

Wm D. MILNE, County Clerk

By K. Hazel