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WARRANTY DEED

Vol. 77 Page 18799

KNOW ALL MEN BY THESE PRESENTS, That

ALICE G. MURRER

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by COOPER, SHUCK, MCGEE & ASSOCIATES, an Oregon corporation, 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:

SEE ATTACHED EXHIBIT "A"

SUBJECT TO: Reservations, restrictions, rights of way and easements of record and those apparent on the land.

(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 hereinabove set forth

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 \$ 3,523.84. 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 28th day of August, 1977, 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 } ss.

August 28, 1977

Personally appeared the above named ALICE G. MURRER

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

Before me:

(OFFICIAL SEAL) Notary Public for Oregon

My commission expires: 8-11-78

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:

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

Alice G. Murrer

Star Route

Merrill, Oregon

GRANTOR'S NAME AND ADDRESS

COOPER, SHUCK, MCGEE & ASSOCIATES

5440 South Sixth Street

Klamath Falls, Or 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

Cooper, Shuck, McGee & Associates

5440 South Sixth Street

Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

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

Cooper, Shuck, McGee & Associates

5440 South Sixth Street

Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

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

SPACE RESERVED FOR RECORDER'S USE

Lots 1 thru 7, inclusive, Block 107, BUENA VISTA ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

18800

EXCEPTING THEREFROM that portion of Lots 3 thru 7 deeded to the State of Oregon, by and through its State Highway Commissioner, in deed Volume 281, page 320, Deed Records of Klamath County, Oregon, to wit:

"A parcel of land lying in Block 107, BUENA VISTA ADDITION to Klamath Falls, Klamath County, Oregon. The said parcel being that portion of Lots 3 to 8 inclusive of said Block 107 lying Westerly of a line which is parallel to and 90 feet Easterly of the center line of the The Dalles-California Highway as said highway has been relocated, which center line is described as follows:

Beginning at Engineer's center line Station 85+95.35, said Station being 979 feet South and 360 feet East of the Northwest corner of Block 114 of said BUENA VISTA ADDITION; thence on a 1432.39 foot radius curve right (the long chord of which bears South 0° 55' East) 472.08 feet; thence on a decreasing spiral curve right (the long chord of which bears South 8° 31' West) 500 feet; thence on an increasing spiral curve left (the long chord of which bears South 7° 21' West) 450 feet; thence on a 954.93 foot radius curve left (the long chord of which bears South 11° 25' East) 325.56 feet; thence on a spiral curve left (the long chord of which bears South 30° 11' East) 450 feet; thence South 34° 41' East 946.62 feet; thence on a spiral curve right (the long chord of which bears South 32° 01' East) 400 feet to Station 121+39.61, which Station is 2758 feet North and 1672 feet East of the Southwest corner of Section 32, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon."

STATE OF OREGON; COUNTY OF KLAMATH; ss.

I hereby certify that the within instrument was received and filed for record on the 3rd day of DEEDS A.D., 19 77 at 4:18 o'clock P.M., and duly recorded in Vol. 1877, of DEEDS on Page 18799.

FEE \$ 6.00

WM. D. MILNE, County Clerk

By Hazel Ingham Deputy