

37675

Vol. 77 Page 20187

KNOW ALL MEN BY THESE PRESENTS, That SWAN LAKE MOULDING COMPANY,

for the a corporation duly organized and existing under the laws of the State of Oregon
in consideration of hereinafter stated, Dollars,

to it paid by

does hereby grant, bargain, sell and convey to said MERLE A. HANSCAM and HAZEL I. HANSCAM,
husband and wife,heirs and assigns forever, the following real property, with the tenements, hereditaments and appur-
tenances thereunto belonging, or in anywise appertaining; and also all its estate, right, title and interest,
at law and equity, therein and thereto, situated in the
County of Klamath

and State of Oregon, bounded and described as follows, to-wit:
Commencing at the brass plug set by Frank Z. Howard, County Surveyor in Klamath County
Survey No. 498, June 23, 1937, for center of Section 3, Twp. 39 S. R. 9 E.W.M., for the North
half of said Section; thence using bearings fixed by the Oregon State Highway Commission
for the center line of South Sixth Street, N. 0°13'15" E. along the East line and the East
line extended of Lot A of the subdivision of Tract 24 of Enterprise Tracts, a subdivision
of Klamath County, Oregon, being also the North and South centerline for the North half of
said Section, a distance of 144.0 feet to a brass monument marking the Northerly right of
way line of the Klamath Falls-Lakeview State Highway as presently constructed, said monument
being 103.51 feet Northerly from (when measured at right angles to) the centerline of the
relocated Highway at Engineer Station 47+14.77; said monument being also the true beginning
point for this description, and running thence from said beginning point along said North-
erly right of way line S. 73°52'30" W. 2.91 feet to an angle point of 6°03'30" left; thence
on an 83.54 foot radius curve right (the long chord of which bears S. 89°32'15" W. for
61.83 feet) a distance of 63.34 feet; thence on a 1407.16 foot radius curve right (the long
chord of which bears N. 67°25'50" W. for 64.37 feet) a distance of 64.38 feet to an iron
peg from which a witness cross chiseled in the concrete sidewalk bears S. 26°33'00" W. 1.0
feet distant, said iron peg also marking the division between the lands of T. C. Griggs
and the Swan Lake Moulding Company; thence leaving said Northerly right of way line
N. 26°33'00" E. 52.70 feet to an iron peg; thence S. 89°41'30" E. 100.77 feet to an iron
pin on the said North-South centerline of the North half of said Section 3 and the said
East line of Lot A; thence leaving lands of T. C. Griggs S. 0°13'00" W. along the East
line of said Lot A 70.00 feet to the point of beginning, together with the right to make
three entrances from this property to the State Highway and to change said entrance locations;

Subject to existing contracts for irrigation and/or drainage of record, and to taxes for
fiscal year commencing July 1, 1971, which are now a lien but are not yet payable; ease-
ments and rights of way of record or apparent on the land, if any; and to rules, regula-
tions and assessments of South Suburban Sanitary District.

The true and actual consideration paid for this transfer, stated in terms of dollars, is
\$ 30,000.00.

TO HAVE AND TO HOLD the same to the said Merle A. Hanscam and Hazel I. Hanscam,
husband and wife, their

heirs and assigns forever. And the said Swan Lake Moulding Company

does covenant with the said grantees

and their legal representatives forever, that it is lawfully
seized in fee simple of the above described and granted premises, and has a valid right to convey same;
that the said real property is free from all encumbrances, except as above set forth,

and that it will, and its successors shall WARRANT AND DEFEND the same to the said grantee,
their heirs and assigns forever, against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, Swan Lake Moulding Company

pursuant to a resolution of its Board of Directors, duly and legally adopted,
has caused these presents to be signed by its President and
Secretary and its corporate seal to be affixed this 3d
day of August, 1971.

Executed in the presence of

SWAN LAKE MOULDING COMPANY

By *Robert J. Smith* President

SWAN LAKE MOULDING COMPANY

By *Anthony V. Golia* Secretary

20188

STATE OF OREGON,

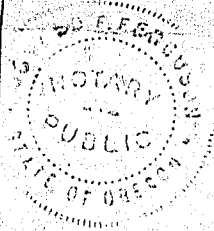
County of Klamath

ss.

On this 3d day of August, 1971,
 before me appeared Alfred D. Collier and
 Dorothy V. Collier both to me personally known, who being
 duly sworn, did say that he, the said Alfred D. Collier
 is the President, and she, the said Dorothy V. Collier
 is the Secretary of Swan Lake Moulding Company
 the within named Corporation, and that the seal affixed to said instrument is the corporate seal of said Corpora-
 tion, and that the said instrument was signed and sealed in behalf of said Corporation by authority of its Board
 of Directors, and Alfred D. Collier and Dorothy V. Collier
 acknowledged said instrument to be the free act and deed of said Corporation.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed
 my official seal the day and year last above written.

Donald J. Ferguson
 Notary Public for Oregon
 My Commission expires April 5, 1974



Corporation
WARRANTY DEED
 (FORM No. 31)

TO

STATE OF OREGON,

County of Klamath

ss.

I certify that the within instru-
 ment was received for record on the
 20th day of OCTOBER
 1971 at 12:02 o'clock P. M.,
 and recorded in book M77
 on page 37675 Record of Deeds
 of said County.

Witness my hand and seal of
 County affixed.

WM. D. MILNE

County Clerk-Recorder.

By *Alfred D. Collier*

FEE \$ 6.00 Deputy.

STEVENS-NESE LAW FIRM, CO., PORTLAND

Robert M. G. Hancock
 1333 Vancouver Dr.
 Corvallis

L.H.W.