

44539

MTC 6016-M  
Bargain and Sale Deed Vol. 78 Page 4774

Know All Men By These Presents, That JOHN C. WARNKE and GRACE E.

WARNKE, husband and wife,

Solely as:

herein called grantor.s in consideration of TWENTY-FIVE THOUSAND AND NO/100 Dollars to them paid, have bargained and sold, and by these presents do grant, bargain, sell and convey to

RONALD LEMASTER and LOLITA L. LEMASTER, husband and wife,

herein called grantees, their heirs and assigns forever, the following described premises, situated in Klamath County, State of Oregon:

PARCEL 1: Lots 3 and 4, Block 14, WESTOVER TERRACES.

PARCEL II: A parcel of land lying in the NW 1/4, Section 8, Township 39 S., R. 9 E. W. M., described as follows: Beginning at the Southwest corner of Lot 4, Block 14, Westover Terraces Subdivision thence N. 64° 10' 1/2" W. 93.8 feet to a point on the Southerly right of way line of Ashland-Klamath Falls Highway #66; thence N. 38° 40' 1/2" E. along said right of way line to a point West from the Northwest corner of Lot 3, Block 14, Westover Terraces Subdivision, same being the point where the West line of said Lot 3 extended Westerly would intersect the Southerly right of way line of said Ashland-Klamath Falls Highway #66; thence Easterly on said extended North line of Lot 3 to the Northwest corner of said Lot 3; thence South along the West line of said Lots 3 and 4, Block 14, Westover Terraces to the point of beginning.

SUBJECT TO: (1) 1969-70 taxes. (2) Reservations as shown in Deed from Northwestern Utilities Company, a corporation, to M. W. McVay, dated June 16, 1937, recorded June 18, 1937, in Book 110, Page 223, Deed Records of Klamath County, Oregon. (3) Easement for transmission line granted to California Oregon Power Company by instrument, including the terms and provisions thereof, recorded July 7, 1925, in Deed Volume 68, Page 107. (4) Fifteen foot building set back line as shown on Plat and Dedication of Westover Terraces. (5) Financing Statement filed under County Clerk No. 21339 on March 28, 1968, between Thompson and Warnke, debtor, and Carl A. Young and Josephine B. Young, creditors, affecting McVay Machine Shop tools and equipment,

together with all tenements, hereditaments and appurtenances thereunto belonging or appertaining, and all estate, right, title and interest in and to the same.

TO HAVE AND TO HOLD, the said premises unto the said grantee.s, their heirs and assigns forever.

IN WITNESS WHEREOF, The true and actual consideration for this transfer is \$25,000.00.

IN WITNESS WHEREOF, We have hereunto set our hands this 29th day of May, 1970.

JOHN C. WARNKE (SEAL)

By *Grace E. Warnke* (SEAL)

His Attorney in Fact (SEAL)

*Grace E. Warnke* (SEAL)

Prepared by:

H. F. SMITH

ATTORNEY AT LAW

538 MAIN STREET

KLAMATH FALLS, OREGON

44532

STATE OF OREGON

County of KLAMATH

ss. May 29, 1970

4775

Personally appeared the above named ~~JOHN C. WARNKE~~ GRACE E.

WARNKE, ~~husband and wife~~

known to me to be the identical person ... described as grantor ... in the within Deed, and acknowledged the foregoing instrument to be her voluntary act and deed.

Before me:

Robert A. Burchett  
NOTARY PUBLIC FOR OREGON

My commission expires 1/11/71

STATE OF OREGON

County of KLAMATH

ss.

Personally appeared

who, being first duly sworn did say that he is the

of

and that the seal affixed to the foregoing Deed is the corporate seal of said corporation and that said Deed was signed and sealed in behalf of said corporation by authority of its Board of Directors; and ... he acknowledged said Deed to be its voluntary act and deed.

Before me:

NOTARY PUBLIC FOR OREGON

My commission expires

STATE OF OREGON,

County of Klamath

Filed for record at request of

Recording Data:

on this 13th day of March A.D. 19 78

3:33

o'clock

P

M

and duly

recorded in Vol. M78 of Deeds

Page 4774

Wm. M. Loe, County Clerk

By Richard A. Burchett Deputy

fee \$6.00

Return to:

Mountain Title

STATE OF OREGON

County of KLAMATH

ss. May 29, 1970

Personally appeared GRACE E. WARNKE, who, being duly sworn, did say that she is the attorney in fact for JOHN C. WARNKE, and that she executed the foregoing instrument by authority of and in behalf of said principal; and she acknowledged said instrument to be the act and deed of said principal.

Before me:

Robert A. Burchett  
NOTARY PUBLIC FOR OREGON

My commission expires 1/11/71

44238