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WARRANTY DEED

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That DONALD L. KETTLER and ELSIE S. KETTLER, husband and wife,

for the consideration hereinafter stated, to grantor paid by ROSS CARIAG, hereinaft

KNOW ALL MEN BY THESE PRESENTS, that ROSS CARIAGA, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ROSS CARIAGA and JEANNE CARIAGA, husband and wife, 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:

Property more particularly set forth on Exhibit "A" made a part hereof.

the grantee, does hereby assign, that certain real property, with the tenements, improvements and appurtenances thereto in anywise connected, unto the County of Klamath and State of Oregon, described as follows, to-wit:

pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

All that certain real property more particularly set forth on Exhibit "A" which is attached hereto and by this reference made a part hereof.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

(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 on

said Exhibit "A" 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 \$21,000.00
 The true and actual consideration consists of /or includes/ other property or value given or promised which is
 However, if the actual consideration consists of /or includes/ other property or value given or promised which is
 the whole consideration (indicate which X) If the sentence between the symbols @ and # is not applicable, it should be deleted. See CHS 97-08.
 In construing this deed and where the context so requires, the singular includes the plural and all grammatical
 persons herein shall apply equally to corporations and to individuals.

_____, December _____, 1975.

In construing this deed and where the context so requires, the singular shall be construed to include the plural and vice versa, and the provisions hereof shall apply equally to corporations and to individuals.

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 _____ day of _____ December _____, 1975;

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.

[Signature: Donald L. Kerner]
[Signature: J. Kettler]

(If executed by a corporation,
affix corporate seal)

STATE OF OREGON,

County of ..

County of _____
December 20, 1975

Personally appeared the above named DONALD
L. KETTLER and ELSIE S. KETTLER,
husband and wife,

husband and wife,
and acknowledged the foregoing instru-
ment to be their voluntary act and deed.

Before me
(OFFICIAL)

Notary Public for Oregon

Notary Public for Oregon
My commission expires: 4-14-76

Donald L. Kettler & Elsie S. Kettler

GRANTOR'S NAME AND ADDRESS

GRANTOR'S NAME AND ADDRESS
Ross Cariaga & Jeanne Cariaga

GRANTEE'S NAME AND ADDRESS

After recording return to:

After recording return to:
William Brandness
411 Pine

NAME, ADDRESS, ZIP

NAME, ADDRESS, CITY

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

NAME, ADDRESS, ZIP

STATE OF OREGON, County of _____, ss.
 _____, 19____.

Personally appeared _____, 19_____, and _____, who, being duly sworn,

Personally appeared _____, 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,
secretary of _____,
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 be-
half 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
NOTARY)

Before me:

(OFFICIAL
SEAL)

Notary Public for Oregon

My commission expires:

STATE OF OREGON,

County of _____

County of _____
 I certify that the within instrument was received for record on the _____ day of _____, 19_____, at _____ o'clock _____ M., and recorded _____ or as _____

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 Office

By

DESCRIPTION

PARCEL 1: Lot 7 in Section 12, Township 38 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, less 50 feet off the North end or side of said lot extending from the East shore line of Upper Klamath Lake, Easterly to the Northeast corner of said lot, excepting therefrom any portion lying within the platted subdivision of SUNSET BEACH.

PARCEL 2: Beginning at the South one-quarter ($\frac{1}{4}$) corner of Section 12, Township 38 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, which is the point of beginning; thence North $0^{\circ} 09'$ East 1306.9 feet to a point which point is the NW corner of the $SW\frac{1}{4}$ of the $SE\frac{1}{4}$ of Section 12; thence Southeasterly 1462.0 feet more or less to a point on the South line of Section 12; thence North $89^{\circ} 54\frac{1}{2}'$ West 662.82 feet along the South Section line of Section 12 to the point of beginning.

PARCEL 3: Beginning at the iron pin which marks the Northeast corner of Lot 2, in Section 13, Township 38 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, which point is also the Northwest corner of Terminal City and running thence; South $0^{\circ} 04'$ East along the Township line a distance of 818 feet to an iron pin which marks the intersection of the Southerly right-of-way line of Center Street in Terminal City extended Westerly and the Township line; thence North $38^{\circ} 01'$ West, a distance of 140.95 feet to an iron pin; thence North $53^{\circ} 02'$ West a distance of 277.08 feet to an iron pin; thence North $61^{\circ} 27'$ West a distance of 599.66 feet to an iron pin which lies South at right angles 250 feet from the North line of Lot 2 in Section 13, Township 38 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, thence West parallel to the North line of Lot 2, in Section 13, Township 38 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, to the Southeast corner of SUNSET BEACH, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon; thence running Northerly and Northwesterly along the Easterly and Northeasterly lines of said plat of SUNSET BEACH, to the North line of Government Lot 1 in said Township and Range; thence East along said North line to the Northwest corner of that certain parcel conveyed to D. T. Matthews, et ux, by Bargain Sale Deed recorded October 7, 1969 in Volume M69, page 8552, Microfilm Records of Klamath County, Oregon; thence Southeasterly along the Westerly line of said Matthews parcel 1517.0 feet more or less to the most Southerly corner thereof; thence North along the Easterly line of said Matthews parcel to the North line of Government Lot 2 in said Township and Range; thence East along said North line of Lot 2 to the point of beginning.

EXCEPTING THEREFROM a tract of land situate in the $SE\frac{1}{4} NE\frac{1}{4}$ of Section 13, Township 38 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows: Beginning at the iron pipe marking the NE corner of the $SE\frac{1}{4} NE\frac{1}{4}$ of Section 13, Township 38 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon; thence South $0^{\circ} 04'$ East along the Section line 818.0 feet to the iron pin marking the NE corner of that parcel described in Klamath County deed records Volume 339, page 484; thence North $38^{\circ} 01'$ West 140.95 feet to an iron pin; thence North $53^{\circ} 13'$ West 171.0 feet to an iron pin; thence North $29^{\circ} 48'$ East 362.23 feet to an iron pin; thence North $8^{\circ} 26'$ East 293.50 feet more or less to the point of beginning.

FURTHER EXCEPTING THEREFROM a tract of land situated in Government Lot 2, Section 13, Township 38 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows: Beginning at the iron pin marking the NE corner of Government Lot 2, Section 13, Township 38 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon; thence South $8^{\circ} 26'$ West along the West boundary of that parcel described in Klamath County Deed Records in Volume M68, page 1815, 293.50 feet to an iron pin; thence South $28^{\circ} 48'$ West, 362.23 feet to an iron pin marking the SW corner of that parcel described in Klamath County Deed Records in Volume M68, page 1815; thence North $53^{\circ} 13'$ West 106.03 feet to an iron pin; thence North $61^{\circ} 27'$ West 722.02 feet; thence North $80^{\circ} 19'$ West 38.30 feet; thence North 189.63 feet to a point on the North boundary line of said Government Lot 2; thence East along said North boundary line 980.00 feet to the point of beginning.

SUBJECT TO: All future real property taxes and assessments; rights of the public in and to any portion of the herein described property lying within the limits of streets and roads; reservations, restrictions, easements and rights of way of record, and those apparent on the land.
STATE OF OREGON; COUNTY OF KLAMATH; ss.

I hereby certify that the within instrument was received and filed for record on the 27th day of February A.D., 19 79 at 11:26 o'clock A M., and duly recorded in Vol. M79 of Deeds on Page 4350.

FEE \$6.00

WM. D. MILNE, County Clerk

By Bernard H. Hirsch Deputy