

70316

WARRANTY DEED

Pl. 79 Page 16190

FOR VALUE RECEIVED -DONALD F. MENELEE and LEAH C. MENELEE, also known as Leah Collins Menefee-

herein referred to as grantors, hereby grant, bargain, sell, and convey unto

JACK F. BOSSE

herein referred to as grantees, the following described real property, with tenements, hereditaments, and appurtenances, to wit:

The real property described in Exhibit "A" attached hereto and made a part hereof by this reference.

TO HAVE AND TO HOLD the said premises unto said Grantees, their heirs and assigns forever. And the said Grantors hereby covenant that they are lawfully seized in fee simple of said premises; that they are free from all incumbrances, except conditions, restrictions and easements of record and rights of the public in any portion of the herein described premises lying within the limits of any road or highway or public utility right of way,

and that they will warrant and defend the above granted premises against all lawful claims whatsoever, except as above stated.

The true and actual consideration for this transfer is \$90,000.00

Dated August 6 1971

(Seal)

Donald F. Menefee

(Seal)

(Seal)

Leah C. Menefee

(Seal)

STATE OF OREGON, County of Lane, ss.

DONALD F. MENELEE and LEAH C. MENELEE,

and acknowledged the foregoing instrument to be their voluntary act and deed. Before me:

Dated August 6 A.D. 1971

My Commission Expires

3-7-75

Notary Public for Oregon

Personally appeared the above named

Grantee Address: 1596 Woodover, Dr - Eugene OR 97403 JUL 10 AM 9 36

DESCRIPTION OF PROPERTY

The following described real property situate in Klamath County, Oregon:

PARCEL I:

The southwest one-quarter of the southwest one-quarter of the northwest one-quarter of Section 17, Township 24, South, Range 7 East of the Willamette Meridian, Excepting therefrom, a strip of land 80 feet wide being 40 feet on either side of the center line of the Willamette Highway Survey as same is now staked over and across the Northwest one-quarter Section 17, Township 24, Range 7 East of the Willamette Meridian, in Klamath County, Oregon. Said center line being more particularly described as follows: Beginning at Engineers Station 750+13, which station is 30 feet South and 733 feet East of the one-quarter corner common to Sections 17 and 18, Township 24, Range 7 East of the Willamette Meridian, and running thence N. 52°46' W. 950 feet to Engineers Station 759+63 of said survey, which station is 540 feet North and 25 feet West from the one-quarter corner common to Sections 17 and 18, Township 24, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL II:

All that portion of the southeast one-quarter of the northeast one-quarter of Section 18, Township 24, South, Range 7 East of the Willamette Meridian lying northeasterly of Oregon State Highway No. 58 as it now exists.

PARCEL III:

Beginning at the northeast corner of the northeast one-quarter of the southeast one-quarter of Section 18, Township 24, South, Range 7 East of the Willamette Meridian; thence, S. 1°03'41" W. 2624.76 feet along the east line of said Section to the southeast corner thereof; thence N. 89°08'04" W. 2633.33 feet along the South line of said Section to the south one-quarter corner thereof; thence, N. 1°01'37" E. 3901.40 feet along the north-south one-quarter line of said section to the northwest corner of the southwest one-quarter of the northeast one-quarter of said Section; thence, Easterly along the north line of the southwest one-quarter of the northeast one-quarter of said Section to a point on the centerline of Crescent Creek; thence, Southeasterly along the centerline of Crescent Creek to a point on the south line of the north one-half of the southeast one-quarter of said Section; thence, East 15 feet, more or less, along said line to a point; thence, East along said line 297 feet, more or less, to a point; thence, North along the so-called "false one-sixteenth line" which lies within the northeast one-quarter of the southeast one-quarter and the southeast one-quarter of the northeast one-quarter of said Section and which is east of the west line of the northeast one-quarter of the southeast one-quarter and the southeast one-quarter of the northeast one-quarter of said Section to a point which is S. 1°00'51" W. 245 feet and S. 88°59'09" E. from the northwest corner of the southeast one-quarter of the northeast one-quarter of said Section; thence, S. 88°59'09" E. to a point which is, by record S. 1°00'51" E. 245 feet and S. 88°59'09" E. 198.00 feet from the northwest corner of the southeast one-quarter to the northeast one-quarter of said Section; thence, N. 1°00'51" E. 3.20 feet; thence, S. 89°54'39" E. 24.93 feet; thence, N. 35°35'09" E. 162.10 feet to a point on the State Highway right of way line; thence, Southeasterly along said right of way line to the east line of said Section; thence, South along said Section line to the point of beginning in 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 10th day of July A.D., 19 79 at 9:36 o'clock A M., and duly recorded in Vol. 479 of Deeds on Page 16190.

FEE \$6.00

WM. D. MILNE, County Clerk

By Bernice Shulch Deputy

Return to Rose Escrow & Title Co.

P.O. Box 1456 - Eugene, Or 97140 Attn: Jo Ellen Sanderson