



-1-1-74

75111

WARRANTY DEED

Vol. 79 Page

GEORGE F. DOLLING and EUNICE

KNOW ALL MEN BY THESE PRESENTS, That
DOLLING, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
LARRY J. COTTRELL and KAREN R. COTTRELL, 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 ap-
pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

see attached

(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

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 \$ 500.00
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.)
part of the

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 6 day of February, 1979;
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 _____, 19____ ss.

STATE OF OREGON, } ss.
County of Klamath
February 6, 1979

Personally appeared the above named
GEORGE F. DOLLING and EUNICE
DOLLING,

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

Before me: *Dolores Dunn*
(OFFICIAL SEAL)

Notary Public for Oregon
My commission expires: 4-25-82

Personally appeared _____ 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 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
SEAL)

Notary Public for Oregon
My commission expires:

DOLLING

GRANTOR'S NAME AND ADDRESS

COTTRELL

GRANTEE'S NAME AND ADDRESS

After recording return to:

LARRY J. COTTRELL
Rt 5 Box 1236
Klamath Falls, OR

NAME, ADDRESS, ZIP

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

Grantel

NAME, ADDRESS, ZIP

STATE OF OREGON, } ss.

County of _____

I certify that the within instru-
ment was received for record on the
_____ day of _____, 19____,
at _____ o'clock _____ M., and recorded
in book _____ on page _____ or as
file/rec number _____
Record of Deeds of said county.
Witness my hand and seal of
County affixed.

SPACE RESERVED
FOR
RECORDER'S USE

By _____ Recording Officer
Deputy

DORTCH

1905 OREGON AVENUE • KLAMATH FALLS, OREGON 97601 • PHONE (503) 822-5445

GRESDEL and ASSOCIATES

SURVEYING

October 7, 1976

PROPERTY DESCRIPTION

FOR

DOLLING-TO-~~BARCO~~ Cottrell

A parcel of land situated in the NW $\frac{1}{4}$ NE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 29, T37S, R9E, W.M., Klamath County, Oregon being more particularly described as follows;

Beginning at the northwest corner of said NW $\frac{1}{4}$ NE $\frac{1}{4}$ SW $\frac{1}{4}$; thence S88°48'32"E along the north line of said NW $\frac{1}{4}$ NE $\frac{1}{4}$ SW $\frac{1}{4}$, 121.40 feet to the centerline of a north-south road; thence S10°20'11"W along said road centerline, 590.83 feet to the west line of said NW $\frac{1}{4}$ NE $\frac{1}{4}$ SW $\frac{1}{4}$; thence N01°30'29"W along said west line of the NW $\frac{1}{4}$ NE $\frac{1}{4}$ SW $\frac{1}{4}$, 583.97 feet to the point of beginning containing 0.81 acres more or less.

TOGETHER WITH:

A roadway easement 60.00 feet in width lying 30.00 feet on either side of the following described centerline;

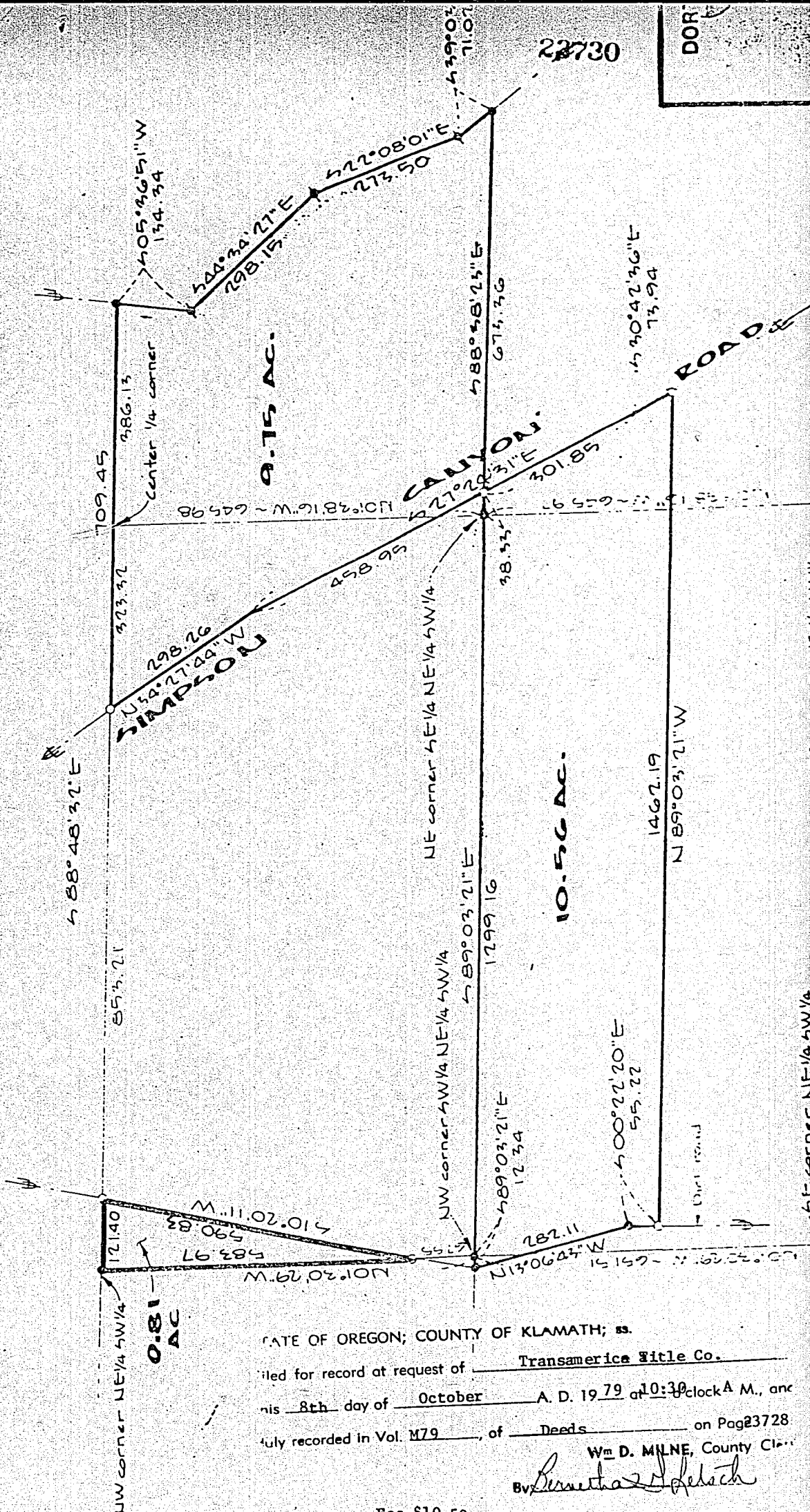
Beginning at a point on the northerly line of said SW $\frac{1}{4}$ from which the northwest corner of said NE $\frac{1}{4}$ SW $\frac{1}{4}$ bears N88°48'32"W along said northerly line, 121.40 feet; thence N10°20'11"E, 205.10 feet to the centerline of Simpson Canyon Road; thence along said Simpson Canyon Road centerline the following courses and distances: S66°52'25"E, 43.99 feet; S85°08'49"E, 253.74 feet; N88°11'30"E, 287.51 feet; S58°58'47"E, 209.18 feet; S34°27'44"E, 397.76 feet; S27°24'31"E, 760.81 feet; S30°42'36"E, 460.53 feet; S28°07'32"E, 413.24 feet; S36°50'53"E, 404.62 feet; S68°28'33"E, 246.02 feet; thence leaving said Simpson Canyon Road centerline the following courses and distances: N12°19'57"W, 598.13 feet; N03°36'12"W, 374.59 feet to the centerline of a private road easement recorded in DV M73 at page 16734, Klamath County Deed Records.

SUBJECT TO:

A roadway easement 60.00 feet in width lying 30.00 feet on either side of the following described centerline;

Beginning at a point on the northerly line of said SW $\frac{1}{4}$ from which the northwest corner of said NE $\frac{1}{4}$ SW $\frac{1}{4}$ bears N88°48'32"W along said northerly line, 121.40 feet; thence S10°20'11"W, 590.83 feet to the terminus of this easement.

KLAMATH



STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Transamerica Title Co.

this 8th day of October A. D. 19 79 at 10:30 o'clock A. M., and

fully recorded in Vol. M79 of Deeds on Page 23728

Wm D. MILNE, County Clerk

By Bernetha J. Helseth

Fee \$10.50