

1-1-74

90039

WARRANTY DEED

Vol. 1790 Page 18085

KNOW ALL MEN BY THESE PRESENTS, That Elizabeth Woltering

Kenneth H. Kinsman

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Kenneth H. Kinsman and Linda I. Kinsman, husband and wife, and Thomas S. Curcio and Gertrude A. Curcio, husband and wife, each as to an undivided $\frac{1}{2}$ interest in 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:

A tract of real property in Government Lot Numbers 32 and 29 in Section 16, Township 35 South, Range 7 East of the Willamette Meridian, particularly described as follows:

Beginning at the quarter section corner on the South boundary of Section 16, Township 35 South, Range 7 East of the Willamette Meridian; thence North along the center line of Section 16, a distance of 1320.0 feet, more or less, to the Northwest corner of Government Lot Number 33, which corner is monumented with a $\frac{3}{4}$ inch iron pipe; thence East along the North boundary of Lot 33, a distance of 323.30 feet, more or less, to a point on the Easterly right of way boundary of U. S. Highway No. 97, which point is monumented with a $\frac{3}{4}$ inch iron pipe; thence South $2^{\circ} 22'$ West along said right of way boundary of 333.30 feet to a $\frac{3}{4}$ inch iron pipe marking the Northwest corner of that parcel of land recorded in Volume 363 at page 58 of Deed Records of Klamath County, Oregon; thence following along the bounds of said parcel of land, North $62^{\circ} 07'$ East, 629.30 feet; (for continuation of this document see reverse side of this deed)

(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 noted of record as of the date of this deed and those apparent upon the land, if any, as of the date of this deed,

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 \$10,000.00. 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.)

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 3rd day of April, 1977; 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.

Elizabeth Woltering
Elizabeth Woltering

(If executed by a corporation,
affix corporate seal)

STATE OF OREGON,

County of JACKSON } ss.
April 3rd, 1977

Personally appeared the above named
Elizabeth Woltering

and acknowledged the foregoing instrument to be her voluntary act and deed.

Before me: *Robert W. Wages*
(OFFICIAL SEAL) Notary Public for Oregon
My commission expires: June 27, 1977

STATE OF OREGON, County of _____) ss.

Personally appeared _____, 19____, 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 behalf 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:

GRANTOR'S NAME AND ADDRESS	
GRANTEE'S NAME AND ADDRESS	
After recording return to:	
<i>Thomas Curcio</i>	
<i>6767-Tongue Lane #36</i>	
NAME, ADDRESS, ZIP	
Until a change is requested all tax statements shall be sent to the following address.	
<i>Same</i>	
NAME, ADDRESS, ZIP	

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

County of _____ } ss.
I certify that the within instrument was received for record on the _____ day of _____, 19____, 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.

By _____ Recording Officer
Deputy

thence East a distance of 454.20 feet; thence South a distance of 95.00 feet; thence East 107.27 feet; thence leaving said bounds and bearing North $41^{\circ} 3 \frac{1}{2}'$ East 155.48 feet to a 1/2 inch steel rod which marks the Northerly corner of that tract of land described in Volume M-69 at page 8199, Microfilm Records of Klamath County, Oregon and amended description thereof; thence North $51^{\circ} 10'$ West 56 feet to the South line of a roadway and being the true point of beginning of this description; thence South $51^{\circ} 10'$ East along the Easterly boundary of said tract of land in M-69 at page 8199, Microfilm Records of Klamath County, Oregon, a distance of 786.00 feet, more or less, to the water line of Williamson River; thence North $26^{\circ} 47'$ East along said water line a distance of 165 feet; thence in a Northwesterly direction 708.5 feet, more or less, to a point on the Southerly line of a roadway and that is also North $45^{\circ} 50'$ East 132.7 feet from the true point of beginning; thence South $45^{\circ} 50'$ West 132.7 feet to a 1/2 inch steel rod to the point of beginning.

"ALSO the right to use and maintain an existing roadway for ingress and egress to and from the land above described from U. S. Highway No. 97, the centerline of said roadway being particularly described as follows: Beginning at a 3/4 inch iron pipe at the intersection of the Easterly right of way boundary of U. S. Highway No. 97 and the North boundary of Lot 33, Section 16, Township 35 South, Range 7 East of the Willamette Meridian; thence South $2^{\circ} 22'$ West along said right of way boundary a distance of 178.4 feet to the true point of beginning of this description; thence North $73^{\circ} 56' 40''$ East a distance of 572.20 feet to a point which bears South 20.00 feet from the North boundary of Lot 33; thence East parallel with the North boundary of Lots 33 and 32 a distance of 552.87 feet, more or less, to a point from which a line bearing North $45^{\circ} 50'$ East will be parallel with and 20.0 feet Northerly from the North boundary of land being conveyed; thence North $45^{\circ} 50'$ East, parallel with and lying 20.0 feet Northerly of the North boundary of land being conveyed, a distance of 335.3 feet.

Subject, however, to the following:

1. Reservations and restrictions of Deed in Deed Volume 363 at page 58, Deed Records of Klamath County, Oregon, granting right to construct, use and maintain roadway and facilities for ingress and egress.
2. Rights of the public in and to that portion of the above property lying within the limits of any roads or highways.
3. Right-of-way, and public use areas of the State of Oregon in connection with Highway 97 as disclosed in Deed Volume 293 at page 296, Deed Records of Klamath County, Oregon.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at ~~RECORDED~~
 this 22nd day of September A. D. 1980 at 3:11 o'clock P. M., on
 duly recorded in Vol. M80, of Deeds on Page 18085

Wm D. MILNE, County Clerk

By Bernetha D. Detch

Fee \$7.00