

91990

WARRANTY DEED

Vol. mgo Page 21225

KNOW ALL MEN BY THESE PRESENTS, That LYLE GLENNY also known as LYLE W. GLENNY and VALREY KAY GLENNY, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by OLEH ZOZULENKO, 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 appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

See attached Exhibit "A" for the legal description and by this reference incorporated herein.

(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 \$ 39,000.00. 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 8th day of July, 19 77; 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 Klamath

JULY 8, 19 77

Personally appeared the above named Lyle Glenny also known as Lyle W. Glenny and Valrey K. Glenny

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

(OFFICIAL SEAL)

NOTARY

Before me: John A. Kalita

Notary Public for Oregon

My commission expires: July 16, 1980

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: \_\_\_\_\_

Lyle W. and Valrey K. Glenny

Route 1, Box 7B

Chiloquin, OR 97624

GRANTOR'S NAME AND ADDRESS

Oleh Zozulenko

2818 W. 182nd Street

Torrance, CA 90504

GRANTEE'S NAME AND ADDRESS

After recording return to:

Oleh Zozulenko

PO Box 434

Chiloquin Oregon 97624

NAME, ADDRESS, ZIP

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

Oleh Zozulenko

PO Box 434

Chiloquin Oregon 97624

NAME, ADDRESS, ZIP

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.

SPACE RESERVED FOR RECORDER'S USE

Recording Officer

By \_\_\_\_\_

Deputy

## LEGAL DESCRIPTION

The following described real property in Klamath County, Oregon:

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, more 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 3/4" 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 Number 97, which point is monumented with a 3/4" iron pipe; thence South 2° 22' West along said right of way boundary a distance of 333.30 feet to a 3/4" iron pipe marking the Northwest corner of that parcel of land recorded in Volume 363, page 58 of Deed Records of Klamath County, Oregon; thence following along the bounds of said parcel of land, North 62° 07' East, 629.30 feet; East 454.20 feet; South 95.00 feet; and East 107.27 feet; thence leaving said bounds and bearing North 41° 03 1/2' East, 155.48 feet to a 1/2" steel rod; thence North 51° 10' West 56.0 feet to a 1/2" steel rod; thence North 45° 50' East 265.4 feet; thence North 23° 36' East 160.0 feet being the true point of beginning of this description; thence North 23° 36' East 170.0 feet to a 1/2" steel rod; thence South 55° 39' East 671.3 feet, more or less, to a 1/2" steel rod at the waterline of the Williamson River; thence Southerly along said waterline 170.0 feet to a point; thence leaving said waterline North 55° 53' West 679.5 feet, more or less, to the true point of beginning.

SUBJECT, however, to the following:

1. Right of way of Pacific Telephone and Telegraph Company, including the terms and provisions thereof, as disclosed by Deed Volume 293 at page 296.
2. The 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.
3. The rights of the public and of governmental bodies in and to any portion of the above property lying below the water mark of the Williamson River and in and to said water.

An easement created by instrument, including the terms and provisions thereof, dated May 3, 1973, recorded May 7, 1973 in Book M-73 at Page 5486 in favor of Pacific Power & Light Company, a corporation, for electrical transmission and distribution lines.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

I hereby certify that the within instrument was received and filed for record on the 3rd day of November A.D., 19 80 at 11:06 o'clock A M., and duly recorded in Vol. M80 of Deeds on Page 21225.

FEE \$7.00

WM. D. MILNE, County Clerk

By Bernetha S. Letoch Deputy