

MOUNTAIN TITLE COMPANY

93207

WARRANTY DEED

Vol. 1180 Page 23254

KNOW ALL MEN BY THESE PRESENTS, That DOROTHY MARIE SNEED

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DOROTHY MARIE SNEED 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:

PARCEL B

A parcel of land situate in the Southeast quarter of Section 3, Township 39 South, Range 9 East, of the Willamette Meridian, Klamath County, Oregon; being more particularly described as follows:

Beginning at a point on the Southerly right of way line of South Sixth Street, 53.0 feet Southerly at right angles from the centerline thereof, from which point the monument marking the one quarter Section corner common to Sections 2 and 3, Township 39 South, Range 9 East, of the Willamette Meridian, Klamath County, Oregon, bears North 89° 14' East 430.0 feet and North 1° 14' West 55.03 feet distant; thence South 1° 14' East 137.0 feet to a point; thence South 89° 14' West 114.0 feet to a point; thence North 1° 14' West 137.87 feet to a point on the Southerly right of way line of South Sixth Street; thence following said right of way line Easterly 100.25 feet along a .9951 degree curve to the left, the long chord of which bears North 89° 43' 55" East 100.25 feet to a point; thence North 89° 14' East 13.75 feet to the True Point of Beginning.

TOGETHER WITH the right of access to the sanitary sewer for construction, reconstruction, operation and maintainance.

SUBJECT TO a "Common Area" for ingress and egress and parking purposes being the Westerly 44.0 feet of the above described property for the joint use and benefit of this parcel and the parcel more fully described as follows;

PARCEL A

A parcel of land situate in the Northeast quarter of the Southeast quarter of Section 3, Township 39 South, Range 9 East, of the Willamette Meridian, Klamath County, Oregon; being more particularly described as follows:

Beginning at the cased monument at the one quarter Section corner common to Sections 2 and 3, Township 39 South, Range 9 East, of the Willamette Meridian, in Klamath County, Oregon; thence South 1° 14' East 55.03 feet to a point on the Southerly right of way line of South Sixth Street; thence following said Southerly right of way line of South Sixth Street, South 89° 14' West 443.75 feet and South 89° 43' 55" West 100.25 feet to a railroad spike set in the pavement and the True Point of Beginning of this description; thence South 1° 14' East 137.87 feet to an iron pin; thence South 89° 14' West 36.0 feet to a point; thence North 1° 14' West 138.62 feet to a point on the Southerly right of way line of South Sixth Street; thence around a 0.9951 degree curve to the left, the long chord of which bears South 89° 35' 25" East 36.0 feet, a distance of 36.0 feet, more or less, to the True Point of Beginning.

(OFFICIAL SEAL)

Before me, *[Signature]*

them acknowledged said instrument to be its voluntary act and deed. Before me:

Notary Public for Oregon
My commission expires: 7/5/84

Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Dorothy Sneed
635 1st St
Ashland, Ore 97520

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

Sneed
Of Record

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 1st day of December, 1980, at 3:18 o'clock P.M., and recorded in book M-80 on page 23254 or as file/reel number 93207

Record of Deeds of said county.
Witness my hand and seal of County affixed.

Wm. D. Milne - Co. Clerk

By *Jacqueline J. Milne* Recording Officer Deputy

Fee \$7.00

MOUNTAIN TITLE COMPANY

SEE ATTACHED DESCRIPTION

23255

*Recorded for the purpose of lot line adjustment.

(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 excepting all rights of way and/ or easements of record or apparent on the premises.

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 \$ NONE.
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 28 day of November, 1980;
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.

x Dorothy Marie Sneed

(If executed by a corporation,
affix corporate seal)

STATE OF OREGON,

County of Jackson } ss.
November 28, 1980

Personally appeared the above named
Dorothy Marie Sneed

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

(OFFICIAL
SEAL)

Before me,
Notary Public for Oregon
My commission expires: 7/5/84

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

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: _____

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instru-
ment was received for record on the
1st day of December, 1980,
at 3:18 o'clock P.M., and recorded
in book M-80 on page 23254 or as
file/reel number 93207

Record of Deeds of said county.

Witness my hand and seal of
County affixed.

Wm. D. Milne - Co. Clerk
By Jacqueline J. Milne Recording Officer
Deputy

Fee \$7.00

MOUNTAIN TITLE COMPANY