

1-1-74

96163

WARRANTY DEED

Vol. 178/ Page 3045

KNOW ALL MEN BY THESE PRESENTS, That
JACK A DEFOE and PATRICK M. GISLER, A Partnership

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
TIMOTHY G WAKEFIELD AND ROSE M. WAKEFIELD, husband and wife

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 land situated in the SE 1/4 of Section 36, Township 24 South, Range 8 W., W.M. and the SW 1/4 of Section 31, Township 24 South, Range 9 E., W.M., Klamath County, Oregon, more particularly described as follows: Beginning at the 1/4 corner common to said Section 36 and 31; thence N 00° 32' 26" E, along the section line, 265.10 feet; thence N 89° 22' 07" W 102.72 feet to the southeasterly right of way line the Dalles-California Highway (100.00 feet from centerline, measured at right angles); thence N 25° 41' 25" E, along said right of way line, 55.20 feet; thence S 89° 22' 07" E 496.76 feet; thence N 25° 41' 25" E 408.60 feet to a point on the northerly line of that tract of land as described in Deed Volume 143, page 587, of the Klamath County deed records; thence S 64° 18' 35" E, along said northerly line and its extension, 788.85 feet to a point on the east line of the SW 1/4 of said Section 31; thence S 00° 13' 33" W 343.03 feet to the CW 1/16 corner of said Section 31; thence N 89° 43' 26" W 1307.10 feet to the point of beginning, referenced to survey No. 3223, as recorded in the office of the Klamath County Surveyor; SUBJECT TO an easement 60 feet in width being 30 feet, measured at right angles to, the following described centerline; Beginning at a point on the south line of the SW 1/4 of said Section 31 from

(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 those of record

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 \$ 30,000.00

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 27 day of OCTOBER, 19 80; 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, } ss.
County of Deschutes
October 27, 19 80

Personally appeared the above named

Patrick M. Gisler and Jack A. Defoe

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 11-21-81

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

Personally appeared _____ and

each for himself and not one for the other, did say that the former is the _____ who, being duly sworn, _____ 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: _____

JACK A. DEFOE and PATRICK M. GISLER

of 2019 JUNE 15 11:00 AM HIRAPASA (HIRAPASA) 01 2019 20:00 1000
GRANTOR'S NAME AND ADDRESS 20 2019 20:00 1000
TIMOTHY G. & ROSE M. WAKEFIELD
GRANTEE'S NAME AND ADDRESS 20 2019 20:00 1000
Pine Forest Escrow Co. 1000 2019 20:00 1000
Box 685 1000 2019 20:00 1000

LaPine, Oregon 97739

NAME, ADDRESS, ZIP

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

Mr. & Mrs. Timothy Wakefield

Box 180

Crescent, Oregon 97733

NAME, ADDRESS, ZIP

STATE OF OREGON, } ss.

County of _____

I certify that the within instrument was received for record on the _____ day of _____, 19 _____, at _____ o'clock _____ M., and recorded in book/reel/volume No. _____ on page _____ or as document/fee/file/instrument/microfilm No. _____ Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME

TITLE

By _____ Deputy

CASCADE OREGON 97533

Box 180

W. F. McEwen, Lessor

W. F. McEwen, 97533

which the 1/4 corner common to said Sections 31 and 36 bears N 89° 43' 26" W 330.00 feet; thence North 291.24 feet; thence along the arc of a curve to the left (central angle = 104° 10' 33" and radius = 300.00 feet) 21.86 feet to a point leaving the above described tract of land and TOGETHER WITH the continuation of said easement, along the arc of said curve to the left (radius point bears S 85° 49' 27" W 300.00 feet and central angle = 60° 08' 02") 314.86 feet; thence N 64° 18' 35" E 157.18 feet to a point on the southeasterly right of way line of the Dalles-California Highway, at engineer's centerline Sta. 36+50, said point being 50.00 feet from the centerline of said Dalles-California Highway (Highway No. 97).

W. F. McEwen and Evelyn M. Cister

STATE OF OREGON

STATE OF OREGON, COUNTY OF KLAMATH; ss.

Filed for record of request of Klamath County Title Co.

this 20th day of February A.D. 1981 at 10:38 A.M. of Deeds on a 3045

W. F. McEwen and Evelyn M. Cister

Evelyn M. Cister, County Clerk

October 31 to 80

Fee \$7.00

STATE OF OREGON

order of its board of directors... The title and other consideration being for the interest stated in terms of dollars to \$ 30,000.00 and demands of all persons whatsoever except those claiming under the above described circumstances...

EXCEPTING THOSE OF RECORD... The above described premises are situated in the County of Klamath... The above described premises are situated in the County of Klamath... The above described premises are situated in the County of Klamath...

W. F. McEwen and Evelyn M. Cister... Klamath County Title Co. 3045