

6587

WARRANTY DEED

Vol. 788 Page 20060

KNOW ALL MEN BY THESE PRESENTS, that Richard L. Young and Donna D. Young, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Howard E. McGee, Jr. and Marilyn A McGee, husband and wife, 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, commonly known as Parcell III of Klamath County Major Land Partition 80-4 and more fully described as follows, to-wit:

A tract of land located in the E 1/2 SE 1/4 NW 1/4 of Section 22, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Commencing at the Southeast corner of the Northwest 1/4 of Section 22; thence North 00° 46' 35" East along the East boundary of the Northwest 1/4, 523.49 feet to a point; thence North 53° 32' 36" West, 60 feet to a point; thence North 53° 06' 23" West, 753.42 feet to a point; thence South 00° 38' 07" West 130.00 feet to a point; thence North 89° 50' 08" East, 660.58 feet to the point of beginning.

TOGETHER WITH: An easement for ingress and egress over and across the following described property:

A tract of land located in the E 1/2 SE 1/4 NW 1/4 of Section 22, Township 38 S., Range 9 E., Willamette Meridian, Klamath County, Oregon more particularly described as follows:

WARRANTY DEED - 1

81 NOV 17 PM 2 33

de 40
R & Young
3105 A & Jalla Ct
K. Jalls

20061

Commencing at the Southeast corner of the Northwest 1/4 of Section 22; thence N 00° 46' 35" E, along the East boundary of the NW 1/4, 523.49 feet to the true point of beginning of this description; thence N 00° 46' 35" E, along the East boundary of the NW 1/4, 799.29 feet to the Northeast corner of the SE 1/4 NW 1/4 of Section 22; thence N 89° 42' 55" W, along the North boundary of the SE 1/4 NW 1/4, 663.79 feet to the Northwest corner of the E 1/2 SE 1/4 NW 1/4; thence S 00° 38' 07" W, along the West boundary of the E 1/2 SE 1/4 NW 1/4, 158.07 feet; thence Southeasterly 85.60 feet along the arc of a 100.00 foot radius curve to the right (long chord = S 76° 09' 26" E, 83.01 feet); thence S 51° 38' 02" E, 170.98 feet; thence Southeasterly, 188.56 feet along the arc of a 560.00 foot radius curve to the right (long chord = S 41° 59' 17" E, 187.67 feet); thence S 32° 20' 31" E, 212.06 feet; thence Southeasterly, 225.56 feet along the arc of a 609.56 foot radius curve to the left (long chord = S 42° 56' 34" E, 224.28 feet); thence S 53° 32' 36" E, 60.00 feet to the true point of beginning, containing 6.72 acres, more or less.

SUBJECT TO:

1. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.
2. Trust Deed, including the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein, which grantors will assume and pay and hold grantee's harmless therefrom.
Dated: September 20, 1978
Recorded: October 16, 1978
Volume: M78, page 23130, Microfilm Records of Klamath County, Oregon
Amount: \$15,000.00
Grantor: Branded Homes, Inc.
Trustee: Transamerica Title Insurance Company
Beneficiary: Wayne A. Wilcox and Richard Gamegan, each as to an undivided 1/2 interest (With other property)

20062

3. An easement created by instrument, including the terms and provisions thereof, Dated: February 1, 1980
Recorded: February 8, 1980
Volume: M80, page 2613, Microfilm Records of Klamath County, Oregon
Grantor: Richard L. Young and Donna D. Young, husband and wife
Grantee: Eldon D. Nelson and Joan Nelson

4. The rights of others to exercise rights of ingress and egress over the Northeasterly thirty (30) feet of PARCEL III.

TO HAVE and TO HOLD the same unto the said grantee and grantee's heirs, successors and assigns forever.

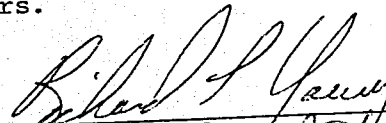
And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except as noted above and will defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

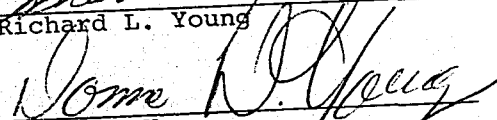
The true and actual consideration paid for this transfer, stated in terms of dollars, is \$30,000.00.

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 13 day of November, 1981;

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.


Richard L. Young

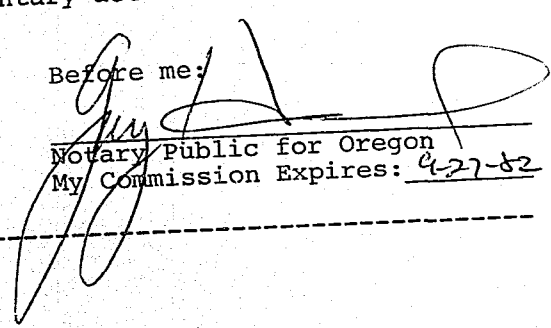

Donna D. Young

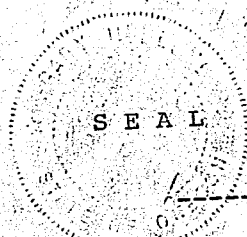
STATE OF OREGON)
) ss.
County of Klamath)

11-13, 1981.

Personally appeared the above named Richard L.
Young and Donna D. Young and acknowledged the foregoing
instrument to be their voluntary act and deed.

Before me:


Notary Public for Oregon
My Commission Expires: 6-27-82



ASSIGNMENT

20064

STATE OF OREGON)
County of Klamath) ss.
)

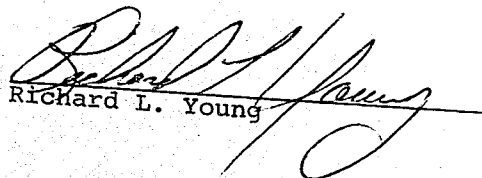
I, Richard L. Young, being first duly sworn upon oath, do hereby depose and say:

That by virtue of a contract recorded January 3, 1980, in volume M80, page 82, Microfilm Records of Klamath County, Oregon, wherein Richard H. Otteman was grantor and Richard L. Young and Eldon D. Nelson, grantee as amended by an addendum of April, 1981, I am a joint grantee of a perpetual easement sixty foot in width over and across the real property described more fully in Exhibit A, attached hereto and by this reference incorporated herein.

By this instrument I do hereby assign, grant and convey to Howard E. McGee, Jr. and Marilyn A. McGee, husband and wife, and to their heirs, successors and assigns, the nonexclusive right to use said easement reserving unto myself and to my heirs, successors and assigns the non-exclusive right to use the same.

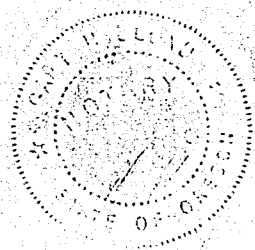
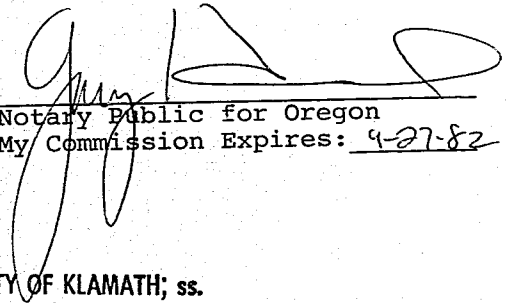
The consideration for this transfer stated in terms of dollars is \$10.00. However, the actual consideration includes other value received.

DATED this 13 day of November, 1981.


Richard L. Young

20065

SUBSCRIBED and SWORN to before me this 13 day
of November, 1981.



Notary Public for Oregon

My Commission Expires: 9-27-82

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record ~~at request of~~

is 17 day of November A. D. 19 81 at 2:33 clock PM, and

duly recorded in Vol. M 81, of Deeds on or about 20065

EVELYN BIEHN, County Clerk

By 

Fee \$24.00