

K 34836

KNOW ALL MEN BY THESE PRESENTS, that Janna Warren Wright and Nancy Warren Tarbell, as the Executrices of the Estate of ZEPHA ROGERS WARREN, Deceased, Grantor, for the consideration hereafter stated, have bargained and sold and by these presents do grant, bargain, sell and convey unto ROBERT G. BUCHANAN, Grantee, 10.89 acres, more or less, in Section 18, Twp. 37 S., R. 9 E.W.M., Klamath County, Oregon, being all of the real property of said Decedent and her said Estate in said Section 18, and more particularly described as follows:

Beginning at a point on the West line of Section 18, Township 37 South, Range 9 E.W.M., which is 1323 feet North of the Southwest corner of said Section 18 and running thence North along said section line a distance of 206.5 feet to the Northwest corner of property described in Deed Volume 105, page 450, and the true point of beginning of this description; thence continuing North along said section line a distance of 263.5 feet, more or less, to the Northwest corner of parcel described in Deed Volume 66, page 571; thence North 57° East along the North line of said parcel a distance of 1141 feet to the Northeast corner thereof; thence South 20° East along the Easterly line of said parcel a distance of 449 feet, more or less, to a point on the North right of way line of the Algoma Road; thence in a Southwesterly direction on the North right of way line of said Algoma Road to the Southeast corner of a parcel of land described in Deed Volume 392, page 404; thence North 10°25' West along the Easterly boundary of said parcel a distance of 32 feet, more or less, to the Northeast corner thereof; thence South 56°50' West 378 feet, more or less, to the Northwest corner of said parcel; thence South 10°25' East along the Westerly boundary of said parcel a distance of 2 feet, more or less, to the Northeast corner of a parcel of land described in Deed Volume 219, page 375; thence South 58°50' West 65 feet, more or less, to the Northwest corner thereof; thence Northwesterly along the Easterly boundary of a parcel of land described in Deed Volume 129, page 284, a distance of 63 feet, more or less, to the Northeast corner thereof; thence South 63°34' West along the Northerly boundary of said parcel and parcels of land described in Deed Volume 132, page 442, and Deed Volume 105, page 450, a distance of 343 feet, more or less, to the point of beginning.

SUBJECT TO:

- (1) Zoning Ordinances, Building Restrictions, Easements of Record and those apparent on the Land if any.
- (2) Special Assessment as Farm Land and deferment of taxes pursuant to ORS 308.370 to 308.403, which Grantee takes subject to.
- (3) The interest, if any, of the Shriner's Hospital for Crippled Children in a 20-foot wide strip of land which is bounded on the South by the North right of way line of Algoma Road and on the North by a line parallel with and 20 feet distant North from said North right of way line of Algoma Road.

The true and actual consideration for this transfer is \$135,000.00.

TO HAVE AND TO HOLD the said premises with their appurtenances unto the

1 said Grantee, his heirs, devisees, grantees and assigns forever.
2 IN WITNESS WHEREOF said Executrices have executed this Deed this 2
3 day of December, 1981.

Janna Warren Wright
Janna Warren Wright

Nancy Warren Tarbell
Nancy Warren Tarbell
as Executrices of the Estate of Zepha
Rogers Warren, Deceased

8 STATE OF OREGON)
9 County of Clatsop) SS.

10 On this 2 day of November, 1981, before me the undersigned, person-
11 ally appeared Janna Warren Wright, as an Executrix of the Estate of Zepha Rogers
12 Warren, Deceased, and acknowledged that she executed the foregoing Instrument
13 in the capacity therein stated and for the purposes therein contained.
14 (SEAL)

[Signature]
Notary Public for Oregon
My Commission expires: 4-13-85

20 STATE OF OREGON)
21 County of Waltman) SS.

22 On this 8th day of December, 1981, before me the undersigned, person-
23 ally appeared Nancy Warren Tarbell, as an Executrix of the Estate of Zepha Rogers
24 Warren, Deceased, and acknowledged that she executed the foregoing Instrument in
25 the capacity therein stated and for the purposes therein contained.

26 (SEAL)

Margaret H. Howell
Notary Public for Oregon
My Commission expires: 4-13-85

31 Until a change is requested all Tax Statements shall be sent to:
32 Robert G. Buchanan
Route 5, Box 120
Klamath Falls, Oregon 97601

STATE OF OREGON; COUNTY OF KIAMATH: ss.
I hereby certify that the within instrument was received and filed for record on the

14 day of December A.D., 1981 at 3:41 o'clock P.M., and duly recorded in

Vol M 81 of Deeds on page 21365.

Fee \$ 8.00

EVELYN BIEHN

COUNTY CLERK

By [Signature] Deputy