

1967

7886

KNOW ALL MEN BY THESE PRESENTS, That TOMMY F. COBLE and ULDEAN COBLE, husband and wife,

for the consideration hereinafter stated to the grantor paid by DONALD K. HARRIGER and LEONA H. HARRIGER, husband and wife, hereinafter called the grantees, does hereby grant, bargain, sell and convey unto the grantees, as tenants by the entirety, the heirs of the survivor and their assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

Property described in Exhibit "A" attached hereto

To Have and to Hold the above described and granted premises unto the said grantees, as tenants by the entirety, their heirs and assigns forever.

And grantor hereby covenants to and with grantees and the heirs of the survivor and their assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances

except as above stated

and that grantor will warrant and forever defend the above granted 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 \$ 55,750.00

However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which):

In construing this deed and where the context so requires, the singular includes the plural, the masculine includes the feminine and the neuter and, generally, all grammatical changes shall be made, assumed and implied to make the provisions hereof apply equally to corporations and to individuals.

IN WITNESS WHEREOF, the grantor has executed this instrument on the 6th day of August, 1971; if the grantor is a corporation, it has caused its corporate name to be signed and its corporate seal to be affixed hereunto by its officers duly authorized thereunto by order of its board of directors.

Tommy F. Coble
Uldean Coble

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, }
County of Klamath } ss.
August 6, 1971.

Personally appeared the above named
Tommy F. Coble & Uldean Coble
and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:
(OFFICIAL SEAL) Vera L. Chase
Notary Public for Oregon
My commission expires: 11/21/71

STATE OF OREGON, County of) ss.
1971.

Personally appeared) and
who, being duly sworn,
sach 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:
Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

NOTE--The sentence between the symbols (), if not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

WARRANTY DEED

TO

AFTER RECORDING RETURN TO

Mr. and Mrs. Philip Post
P. O. Box 69
207 N. 1st Street
Talent, Oregon 97540

(DON'T USE THIS
SPACE; RESERVED
FOR RECORDING
LABEL IN COUN.
THIS WHERE
USED.)

STATE OF OREGON, } ss.
County of)

I certify that the within instru-
ment was received for record on the
day of 19
at o'clock M., and recorded
in book on page
Record of Deeds of said County.

Witness my hand and seal of
County affixed.

Title.
By Deputy

The following described real property in Klamath County, Oregon:

22196

PARCEL 1:

The S $\frac{1}{2}$ of the following described property:

Beginning at a point on the Southeasterly right-of-way boundary of the Dalles-California Highway in the SW $\frac{1}{4}$ of Section 20, Township 28 South, Range 8 East of the Willamette Meridian; which point of beginning is North, 940.8 feet; thence East 482.9 feet; and thence South 16° 55' West 70.1 feet from the one-quarter corner common to Sections 19 and 20 in said Township and Range; thence South 16° 55' West along said right-of-way boundary a distance of 50 feet; thence South 73° 05' East 150 feet; thence North 16° 55' East 50 feet; thence North 73° 05' West 150 feet, more or less, to the point of beginning, being a portion of the SW $\frac{1}{4}$ of Section 20, Township 28 South, Range 8 East of the Willamette Meridian.

Subject to the restriction that no buildings, fences or other structures of any kind can be constructed on the westerly 30 feet thereof.

PARCEL 2:

A portion of the W $\frac{1}{4}$ of Section 20, Township 28 South, Range 8 East of the Willamette Meridian, described as follows:

Beginning at a point on the Easterly right of way line of The Dalles-California Highway, which point is South along the Section line, 1667.8 feet; thence East, 491.6 feet and thence South 16° 53' 30" West along the Easterly right of way line of said Highway, a distance of 150 feet; from the Section corner common to Sections 17, 18, 19 and 20, Township 28 South, Range 8 East of the Willamette Meridian; thence South 16° 53' 30" West, along said right of way line, 100 feet; thence South 73° 06' 30" East, 150 feet; thence North 16° 53' 30" East, parallel to said right of way line, 100 feet; thence North 73° 06' 30" West, 150 feet, more or less to the point of beginning; being a portion of said West half of Northwest quarter, said Section 20, Township 28 South, Range 8 East of the Willamette Meridian.

PARCEL 3: Beginning at a point on the Southeasterly right-of-way boundary of the Dalles-California Highway in the SW $\frac{1}{4}$ of Section 20, Township 28 South, Range 8 East of the Willamette Meridian; which point of beginning is North 940.8 feet; thence East 482.9 feet; and thence South 16° 55' West 70.1 feet from the one-quarter corner common to Sections 19 and 20 in said Township and Range; thence South 16° 55' West along said right-of-way boundary a distance of 50 feet; thence South 73° 05' East 150 feet to the true point of beginning; thence North 73° 05' West 40 feet to the Easterly line of the Dalles-California Highway; thence South 16° 55' West 350 feet, more or less to the Northwest corner of the parcel described in deed recorded October 22, 1963 in Deed Volume 348 at page 603; thence South 73° 05' East 190 feet along the Northerly line of said parcel; thence North 16° 55' East 450 feet to the Southeast corner of the parcel described in contract recorded May 12, 1970 in M-70 at page 3748; thence North 73° 06' 30" West along the Southwesterly line of said parcel 150 feet; thence South 16° 55' West 100 feet to the true point of beginning.

Subject to the usual printed stipulations and exceptions appearing in such form policy and also the following:

1. 1971-72 taxes are now a lien, but not yet payable.
2. Rights of the public in and to any portion of said premises lying within the limits of public roads or highways.
3. Limited access in deed to the State of Oregon, by and through its State Highway Commission, recorded October 14, 1954, in Deed Volume 270 at page 14, which provides that no right or easement of right of access to, from, or across the State Highway other than expressly therein provided for shall attach to the abutting property.
4. Limited access in deed to the State of Oregon, by and through its State Highway Commission, recorded in Deed Volume 271 at page 112, which provides that no right or easement of right of access to, from, or across the State Highway other than expressly therein provided for shall attach to the abutting property.
5. Limited access in deed to State of Oregon by and through its State Highway Commission recorded August 25, 1954 in Deed Vook 268 at page 622, which provides that: no right or easement or right of access to, from or across the State Highway other than expressly therein provided for shall attach to the abutting property.
6. Limited access in deed to State of Oregon by and through its State Highway Commission recorded November 23, 1956 in Deed Volume 288 at page 120, which provides that no right or easement or right of access to, from or across the State Highway other than expressly therein provided for shall attach to the abutting property.
7. Indenture of access, including the terms and provisions thereof, between the State of Oregon, by and through its State Highway Commission, and Joe Bellevance, et ux, et al, recorded November 23, 1956, in Deed Volume 288 at page 120. This affects the access in Deed Volume 271 at page 112 as shown in Exception 4 of this report.
8. Easement disclosed by instrument recorded in Book M-65 at page 1700, County Clerk's Records, from Jack A. Moebius to Tommy Forrest Coble. (Affects East 5 feet and North 15 feet)
9. An easement created by instrument, including the terms and provisions thereof, dated November 11, 1966, recorded November 29, 1966 in M-66 at page 12044 in favor of Crown Zellerback Corporation for right-of-way for ingress and egress and rights in well.
10. Mortgage, including the terms and provisions thereof, dated November 19, 1968, recorded December 18, 1968 in M-68 at page 10951, given to secure the payment of \$5,500.00, with interest thereon and such future advances as may be provided therein, executed by Tommy Forrest Coble and Uldean Coble, husband and wife to Lee Bellavance, a widow. (Affects Parcel 2 and other property).
11. Easement, including the terms and provisions thereof, recorded April 2, 1971 in Volume M-71 at page 2756, for telephone lines, in favor of Beaver State Telephone Company.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

I hereby certify that the within instrument was received and filed for record on the

31 day of December A.D., 1981 at 1:10 o'clock P.M., and duly recorded in

Vol M 81, of Deeds on page 22197.

Fee \$12.00

EVELYN DIEHN

COUNTY CLERK

By Jorge M. [Signature] deputy