

7962

WHEN RECORDED MAIL TO:

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(Don't use this space; reserved for recording label in counties where used.)

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 \_\_\_\_\_ on page \_\_\_\_\_ or as filing fee number \_\_\_\_\_, Record of Deeds of said County.

Witness my hand and seal of County affixed.

MAIL TAX STATEMENTS TO:

EDDIE E. MEEKER and SUSAN K. MEEKER  
 Route 2, Box 789  
 Klamath Falls, Oregon 97601

Deputy

## WARRANTY DEED

WILLIAM EDWARD FREUER

GRANTOR, conveys and warrants to EDDIE E. MEEKER and SUSAN K. MEEKER, husband and wife,

GRANTEE, the following described real property situate in Klamath County, Oregon, free of encumbrances except as specifically set forth below:

Lots 4, 5, 6, and 7, the E $\frac{1}{2}$ SW $\frac{1}{4}$  and the W $\frac{1}{2}$ SE $\frac{1}{4}$  of Section 6, Township 40 South, Range 12 EWM.

Lots 1, 2, 3, 4, 5, 6, 7, 8, 9 and 10 of Section 1 of Township 40 South, Range 11 EWM, LESS 7.61 acres, conveyed to Klamath County, Oregon, by deed dated February 20, 1939, recorded March 18, 1939, in Deed Volume 121 page 110, records of Klamath County, Oregon.

Lots 15 and 16 in Section 1, Township 40 South, Range 11 EWM, lying Easterly of Bonanza to Malin Highway, LESS AND EXCEPTING the following described parcel: A piece or parcel of land containing 1.73 acres, more or less, and being a portion of Lots 15 and 16, Section 1, Township 40 South, Range 11 EWM, Klamath County, Oregon, and more particularly described as follows: Beginning at a point in the Easterly boundary line of the right of way of Bonanza to Malin Highway, as the same is now located and constructed, said right of way line being 40.0 feet distant at right angles Southeastly from the center line of said highway from which point the Northeast corner of said Section 1, bears N. 18°14'E. 4594.8 feet distant, and running thence S. 88°05 $\frac{1}{2}$ ' E. 330.76 feet; thence S. 2°33 $\frac{1}{2}$ ' W. 219.42 feet, thence N. 86°47' W. 373.47 feet, more or less, to a point in said right of way line, thence N. 13°58' E. along said right of way line 215.59 feet, more or less, to the point of beginning.  
 (See reverse side for exceptions)

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 380,000.00. However, the sum of 380,000.00 dollars of 380,000.00 dollars of other property or value given or promised which is part of the whole consideration.

In construing this deed and where the context so requires, the singular includes the plural.

Dated this 18<sup>th</sup> day of November, 19 81.

William Edward Freuer  
 William Edward Freuer

CALIFORNIA, STATE OF OREGON County of Sacramento ) ss. November 18, 19 81  
 Personally appeared the above named WILLIAM EDWARD FREUER

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

Before me:

Notary Public for Oregon California

My commission expires 2/25/83

(Official Seal)

MAIL TAX STATEMENTS AS DIRECTED ABOVE



GIACOMINI, JONES & ASSOCIATES  
 ATTORNEYS AT LAW  
 A PROFESSIONAL CORPORATION  
 633 MAIN STREET  
 KLAMATH FALLS, OREGON 97601  
 Telephone: E03/884-7728

SUBJECT TO: Terms and conditions of special assessment as farm use and the right of Klamath County, Oregon, to additional taxes, plus interest, in the event said use should be changed, which obligations Grantee assumes and agrees to pay and perform; rules, regulations, liens, and assessments of Klamath Basin Improvement District, and any unpaid charges or assessments in connection therewith; Agreement, including the terms and provisions thereof, between Edward Freuer and Claudine Freuer, his wife, and Klamath County, Oregon, dated August 6, 1922, recorded August 8, 1922, in Volume 59 page 47, Deed Records of Klamath County, Oregon, whereby first parties have given the second party an easement or privilege for a period of 99 years to dig, quarry, mine and haul cinder or gravel for road building or any other purposes suitable to second party, from 0.86 acre in the Southwest corner of Section 6; Right of way, including the terms and provisions thereof, given by F.O. Freuer and Margaret W. Freuer, husband and wife, to The California Oregon Power Company, a California corporation, dated June 26, 1951, recorded July 2, 1951, in Volume 248 page 298, Deed records of Klamath County, Oregon; Right of way, including the terms and provisions thereof, given by F.O. Freuer and Margaret W. Freuer, husband and wife, and F.O. Freuer, attorney in fact for Bertha Freuer Wagner, his sister, to The California Oregon Power Company, a California corporation, dated June 27, 1951, recorded July 2, 1951, in Volume 248 page 300, Deed records of Klamath County, Oregon; Right of way for transmission line, including the terms and provisions thereof, given by Margaret W. Freuer to Pacific Power & Light Company, a corporation, dated September 13, 1968, recorded October 22, 1968, in Volume M68 page 9431, Deed records of Klamath County, Oregon.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at ~~XXXXXX~~

this 4 day of January, A. D. 1982, at 1:36 clock A. M., and

duly recorded in Vol. M 82, of Deeds, on page 21.

Fee \$8.00

EV. LYN BIEHN, County Clerk

By Joyce M. Freuer