

1-1-74

10021

SPECIAL WARRANTY DEED

Vol. M82 Page 3305

KNOW ALL MEN BY THESE PRESENTS, That LEO J. BRENNAN, JR. and MARGARET A. BRENNAN, husband and wife, and EDWARD B. BRENNAN, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto EDWARD B. BRENNAN hereinafter called grantee, and unto grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

See Attached Legal Description

THIS IS A CORRECTION DEED OF VOLUME M75 AT PAGE 5012 MICROFILM RECORDS OF KLAMATH COUNTY, OREGON WHICH CONTAINED AN INCORRECT LEGAL DESCRIPTION.

(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 the grantor hereby covenants to and with the said grantee and grantee's heirs, successors and assigns that said real property is free from encumbrances created or suffered thereon by grantor and that grantor will warrant and defend the same and every part and parcel thereof against the lawful claims and demands of all persons claiming by, through, or under the grantor.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ NONE

However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the 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 22nd day of February, 1982; 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)

Leo J. Brennan, Jr.

Margaret A. Brennan

Edward B. Brennan

STATE OF OREGON,

County of Klamath

) ss.

February 22, 1982

STATE OF OREGON, County of) ss.

, 19

Personally appeared and

who, being duly sworn, each 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 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)

(OFFICIAL SEAL)

Before me:

Notary Public for Oregon

My commission expires 8/1/82

Notary Public for Oregon

My commission expires:

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Edward B. Brennan

P.O. Box 144

Keno, Oregon 97627

NAME, ADDRESS, ZIP

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

Same as above

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of) ss.

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

file/reel number

Record of Deeds of said county.

Witness my hand and seal of County affixed.

By Recording Officer

Deputy

SPACE RESERVED FOR RECORDER'S USE

Description

3306

A tract of land situated in the SE $\frac{1}{4}$ of Section 36, Township 39 South, Range 7 East of the Willamette Meridian, and the NE $\frac{1}{4}$ of Section 1, Township 40 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, as follows:

Beginning at a point on the South line of the SE $\frac{1}{4}$ of said Section 36, said point being South 89° 31' 06" East 595.18 feet from the Southwest corner of the said SE $\frac{1}{4}$; thence North 00° 20' 04" West, parallel to and 70.00 feet Westerly of the East line of the W $\frac{1}{2}$ SE $\frac{1}{4}$ of said Section 36, 1856.51 feet to a point 850.00 feet from the North line of the SE $\frac{1}{4}$ of said Section 36; thence South 89° 50' 53" East, parallel to and 850.00 feet from the North line of the said SE $\frac{1}{4}$ to the East line of the W $\frac{1}{2}$ SE $\frac{1}{4}$ of said Section 36; thence Northerly along said East line 300.00 feet; thence along the following courses as shown on recorded Survey No. 1168, as recorded in the Klamath County Surveyor's Office: South 48° 48' 55" East, 587.39 feet, South 18° 15' 57" East 480.42 feet, North 89° 35' 55" West 228.16 feet, North 00° 00' 39" East 30.00 feet, North 89° 35' 55" West 360.25 feet to the East line of the W $\frac{1}{2}$ SE $\frac{1}{4}$ of said Section 36; thence Southerly along the said East line to the South line of the SE $\frac{1}{4}$ of said Section 36; thence South 89° 31' 06" East along said South line 355.57 feet to the North-west corner of that tract of land described in Volume M68, page 3307, Microfilm Records of Klamath County, Oregon; thence Southerly along the West line of said described tract of land 411.40 feet, more or less to the Northerly right of way line of State Highway No. 66; thence South 57° 40' West along said Northerly right of way line 824.70 feet; thence North 32° 20' West 740.54 feet; thence North 00° 20' 04" West 220.37 feet to the point of beginning, excepting that tract of land deeded to the State Highway Department as described in Deed Volume 104, page 557, Klamath County Deed Records, with the bearings based on Pondosa, a duly recorded plat.

The above described tract of land subject to a 30 foot access easement along the following described line: Beginning at a point on the Northerly right of way line of State Highway No. 66, said point being South 89° 31' 06" East 532.42 feet and South 00° 20' 04" East 220.37 feet and South 32° 20' East 740.54 feet from the Northwest corner of the NE $\frac{1}{4}$ of said Section 1; thence North 32° 20' West 740.54 feet; thence North 00° 20' 04" West 2084.39 feet; thence South 89° 50' 53" East 740.40 feet, more or less to the East line of the W $\frac{1}{2}$ SE $\frac{1}{4}$ of said Section 36.

The above bearings based on filed Survey No. 2556.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at ~~register's~~ _____

this 17 day of March A.D. 1982 at 9:19 clock A.M. and

duly recorded in Vol. M 82, of Deeds on Page 3305

Fee \$8.00

EVELYN BIEHN, County Clerk

By Joyce McQuinn