

16026

WARRANTY DEED

Vol. 1182 page 13153

1-1-74
3

KNOW ALL MEN BY THESE PRESENTS, That ELBERT G. HENDERSON and
ANNETTE HENDERSON, husband and wife,

hereinafter called the grantors for the consideration hereinafter stated, to grantor paid by PATRICIA E. HENDERSON, 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, described as follows, to-wit:

See attached Exhibits "A" and "B" and "C" attached hereto and by this reference made a part hereof.

(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 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 excepting those of record and apparent on the land,

and that grantor will warrant and forever 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 \$ 800,000.00

However, the actual consideration paid for this transfer, stated in terms of dollars, is \$ 800,000.00 (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 16 day of September, 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)

STATE OF OREGON, } ss.
County of Klamath
September 16, 1982

Personally appeared the above named
ELBERT G. HENDERSON and ANNETTE
HENDERSON, husband and wife,

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

OFFICIAL
SEAL

Notary Public for Oregon

My commission expires: 8-15-86

Elbert G. and Annette Henderson
6724 Eberlein
Klamath Falls, OR 97601
GRANTOR'S NAME AND ADDRESS

Patricia E. Henderson
2041 Van Ness
Klamath Falls, OR 97601
GRANTEE'S NAME AND ADDRESS

After recording return to:
HENDERSON & MOLATORE
426 Main Street
Klamath Falls, OR 97601
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.
Patricia E. Henderson
2041 Van Ness
Klamath Falls, OR 97601
NAME, ADDRESS, ZIP

ELBERT G. HENDERSON

ANNETTE HENDERSON

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 _____

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)

Notary Public for Oregon

My commission expires:

STATE OF OREGON,) ss.

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/reel/volume No. _____ on page _____ or as document/fee/file/instrument/microfilm No. _____

Record of Deeds of said county.

Witness my hand and seal of County affixed.

By _____ TITLE _____ Deputy

SPACE RESERVED
FOR
RECORDER'S USE

EXHIBIT "A"

A portion of Tracts 6, 7, and 8, and the easterly one-half of vacated Avalon Street of the re-subdivision of Tracts 25 to 32, inclusive, of Altamont Ranch Tracts, Klamath County, Oregon, more particularly described as follows:

Beginning at a 5/8-inch iron pin on the northerly right of way line of Anderson Avenue and the centerline of vacated Avalon Street; thence N 00°06'00" W along said centerline 535.89 feet to a 5/8-inch iron pin on the southwesterly right of way line of the Burlington Northern Railway Company tracks, said right of way being parallel to and 125 feet (measured at right angles) from the centerline of the main line of said Railway Company tracks, as now located and constructed; thence along said right of way line S 48°02'10" E 244.63 feet to a 5/8-inch iron pin; thence S 02°00'40" W 303.03 feet to a P-K nail set in concrete; thence S 88°52'44" E 2.60 feet to the easterly edge of a corner post on a chain link fence; thence S 02°00'40" W generally along the easterly side of said fence and its extension 72.80 feet to a 5/8-inch iron pin on the northerly right of way line of said Anderson Avenue; thence along said right of way line N 88°52'40" W 170.42 feet to the point of beginning, containing 1.85 acres, with bearings based on record of survey No. 2031 as recorded in the office of the Klamath County Surveyor.

SUBJECT TO: Liens and assessments of Klamath Project and Klamath Irrigation District, and regulations, contracts, easements, and water and irrigation rights in connection therewith; reservations and restrictions of record; and easements and rights of way of record and those apparent on the land.

FURTHER SUBJECT TO: All encumbrances of record, which assignees assume and agree to pay.

EXHIBIT "B"

A portion of Tracts 6, 7, and 10 of Tracts 25 and 32, inclusive, of Altamont Ranch Tracts, Klamath County, Oregon, more particularly described as follows:

Beginning at a 5/8-inch iron pin on the northerly right of way line of Anderson Avenue, being S. $88^{\circ}52'40''$ E 170.42 feet from the centerline of vacated Avalon Street; thence N $02^{\circ}00'40''$ E along the easterly side of a chain link fence 72.80 feet to the easterly edge of a corner post; thence N $88^{\circ}52'40''$ W 2.60 feet to a P-K nail set in concrete; thence N $02^{\circ}00'40''$ E 303.03 feet to a 5/8-inch iron pin on the southwesterly right of way line of the Burlington Northern Railway Company tracks, said right of way being parallel to and 125 feet (measured at right angles) from the centerline of the main line of said Railway Company tracks, as now located and constructed; thence S $48^{\circ}02'10''$ E 286.90 feet along said right of way line to a 5/8-inch iron pin on the westerly line of said Tract 10; thence S $00^{\circ}06'00''$ E along the westerly line of said Tract 10 to a 5/8-inch iron pin, said iron pin being on the southwesterly right of way line of the said Railway Company tracks and being 150 feet (measured at right angles) from the centerline of the main line of said Railway Company tracks; thence S $48^{\circ}02'10''$ E along said southwesterly right of way line 236.23 feet to a 5/8-inch iron pin on the northerly right of way line of said Anderson Avenue; thence N $88^{\circ}52'40''$ W 399.70 feet to the point of beginning, containing 1.75 acres, with bearings based on record of survey No. 2031, as recorded in the office of the Klamath County Surveyor. The above-described tract of land subject to all easements of record and apparent.

SUBJECT TO: Liens and assessments of Klamath Project and Klamath Irrigation District, and regulations, contracts, easements and water and irrigation rights in connection therewith, reservations and restrictions of record, easements and rights of way of record and those apparent on the land.

FURTHER SUBJECT TO: All encumbrances of record, which assignees assume and agree to pay.

EXHIBIT "C"

A tract of land situated in Lots 2, 3, 4, and 5 of the Re-Subdivision of blocks 25 to 32 of ALTAMONT RANCH TRACTS,

Beginning at the Southwest corner of Lot 5 of said Re-Subdivision; thence North 135 feet along the West line of Lot 5 to the true point of beginning; thence East 170 feet; thence South 135 feet to the North line of Anderson Avenue; thence East along the North line of Anderson Avenue to the center line of Avalon Avenue; thence North along said center line to the Southerly right-of-way line of the Great Northern Railway as now located; thence Northwesterly along said right-of-way to the West line of Lot 2 of said subdivision; thence South along the West line of Lots 2, 3, and 4 & 5 of said subdivision to the point of beginning, including vacated portion of Avalon Avenue West of the center line and South of Great Northern Railway's right-of-way.

SAVING AND EXCEPTING that portion deeded to Great Northern Railway by deed dated February 8, 1961, recorded February 15, 1961, in Volume 327, page 339, Deed records of Klamath County, Oregon.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record .

is 1 day of Oct A.D. 1982 at 9:44 o'clock A.M., and
 July recorded in Vol. M 82, of Deeds on Page 13155

Fee \$16.00

By EV. LYN BIEHN County Clerk
Joyce M. Elmer