

1-1-74

16257

WARRANTY DEED

ROBERT L. MALLOY and

KNOW ALL MEN BY THESE PRESENTS, That
MARILYN K. MALLOY, husband and wife
hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DANIEL STRICKLAND
and MARIAN STRICKLAND, husband and wife
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 ap-
pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:
A tract of land situated in the NE¹/₄SE¹/₄ of section 10, T34S, R7EWM, Klamath County,
Oregon, more particularly described as follows:

Beginning at the southeast corner of the said NE¹/₄SE¹/₄; thence S89°06'17"W, along the
south line of said NE¹/₄SE¹/₄, a distance of 402.44 feet; thence N21°17'44" 1420.18 feet to
the north line of said NE¹/₄SE¹/₄; thence N88°57'42"E, along the north line of said NE¹/₄SE¹/₄,
a distance of 904.98 feet to the northeast corner of said NE¹/₄SE¹/₄; thence S00°34'25"E
1333.39 feet to the point of beginning, containing 20.00 acres, with bearings based on
survey No. 3600, as recorded in the office of the Klamath County Surveyor.

Subject to the "Grant Easement", as set forth in Schedule "A", attached hereto and
made a part hereof.

Also subject to the "Agreement For Easement", as set forth in Schedule "B", attached
hereto and made a part hereof.

(continued on reverse side)

(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

except a mortgage in the face value of One Hundred Forty Thousand Dollars (\$140,000.00)
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 \$100,000.00.
The true and actual consideration paid for this transfer, stated in terms of dollars, is \$100,000.00.
(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 6 day of Oct, 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)



OFFICIAL SEAL
JACK MARTIN
NOTARY PUBLIC - CALIFORNIA
PRINCIPAL OFFICE IN THE
COUNTY OF MONTEREY
Comm. Exp. Sept. 20, 1983

ROBERT L. MALLOY
MARILYN K. MALLOY

CALIFORNIA
STATE OF OREGON } ss.
County of MONTEREY
OCTOBER 6, 1982

Personally appeared the above named
ROBERT L. MALLOY and
MARILYN K. MALLOY
and acknowledged the foregoing instru-
ment to be THEIR voluntary act and deed.

Personally appeared _____, 19____, 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 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: (OFFICIAL SEAL)



OFFICIAL SEAL
JACK MARTIN
NOTARY PUBLIC - CALIFORNIA
PRINCIPAL OFFICE IN THE
COUNTY OF MONTEREY
Comm. Exp. Sept. 20, 1983

MR. & MRS. ROBERT L. MALLOY
Route 3, Box 524
Carmel, California 93923

MR. & MRS. DANIEL STRICKLAND
966 Cass St Suite 150
Monterey, CA 93940

After recording return to:
MR. & MRS. DANIEL STRICKLAND

NAME, ADDRESS, ZIP
Until a change is requested all tax statements shall be sent to the following address:
MR. & MRS. DANIEL STRICKLAND

NAME, ADDRESS, ZIP

Notary Public for Oregon
My commission expires: SEPT 20, 1983

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/reel/volume No. _____
page _____ or as document/fee/file/
instrument/microfilm No. _____
Record of Deeds of said county.
Witness my hand and seal of
County affixed:
NAME
By _____ Deputy

GRANT OF EASEMENT

13525

Earl L. Scherer and Hallie E. Scherer, hereinafter called "Grantor", conveys to Robert B. Chilcote, his heirs and assigns, hereinafter called "Grantee", a non-exclusive easement for the purpose of ingress and egress upon the following described property:

A 60 foot strip of land situated in the NW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 14 and in the S $\frac{1}{2}$ SW $\frac{1}{4}$ of Section 11, Township 34 S, Range 7 East of the Willamette Meridian, Klamath County, Oregon; said strip of land being 30 feet each side of, measured at right angles to, the following described centerline;

Beginning at a point on the south line of the NW $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section 14, said point being easterly a distance of 627.1 feet from the Southwest corner of the NW $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section 14; thence northwesterly a distance of 1450 feet, more or less, to a point that is N89° 35-1/3' East a distance of 30 feet from the northwest corner of said Section 14; thence North 01° 04' 25" West, parallel to and 30 feet easterly at right angles from the west line of said Section 11, a distance 533.35 feet, more or less, to a point that is South 01° 04' 25" East a distance of 800.0 feet and North 89° 31' 30" East a distance of 30 feet from the northwest corner of the SW $\frac{1}{4}$ SW $\frac{1}{4}$ of said Section 11.

for the use and benefit of the following described property situate in Klamath County, Oregon to wit:

SE $\frac{1}{4}$ SE $\frac{1}{4}$ Section 10 Township 34 South, Range 7 East of the Willamette Meridian

with the right to maintain said easement in a reasonable manner.

Earl L. Scherer,

dated July 10, 1978

Hallie E. Scherer

dated July 10, 1978

dated _____

STATE OF OREGON,

County of Josephine

} ss.

FORM NO. 23 — ACKNOWLEDGMENT
STEVENS NEW LAW PUB. CO., PORTLAND, ORE.

BE IT REMEMBERED, That on this 30th day of October, 1978, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named Earl L. Scherer and Hallie E. Scherer

known to me to be the identical individual described in and who executed the within instrument and acknowledged to me that they executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year last above written.

P. ROBINSON
Notary Public for Oregon
My Commission Expires 10-1-80
PUBLIC — OREGON

AGREEMENT FOR EASEMENT

13526

THIS AGREEMENT, Made and entered into this 16th day of September, 1982, by and between ROBERT L. MALLOY and MARILYN K. MALLOY, husband and wife, hereinafter called the first party, and DANIEL STRICKLAND and MARIAN STRICKLAND, husband & wife, hereinafter called the second party;

WITNESSETH:

WHEREAS: The first party is the record owner of the following described real estate in Klamath County, State of Oregon, to-wit:

East $\frac{1}{2}$ Southeast $\frac{1}{2}$; Southwest $\frac{1}{2}$ Southeast $\frac{1}{2}$, Section 10, Township 34 South, Range 7 East of the Willamette Meridian,

and has the unrestricted right to grant the easement hereinafter described relative to said real estate;

NOW, THEREFORE, in view of the premises and in consideration of One Dollar (\$1) by the second party to the first party paid and other valuable considerations, the receipt of all of which hereby is acknowledged by the first party, they agree as follows:

The first party does hereby grant, assign and set over to the second party

AN EXCLUSIVE ACCESS EASEMENT DESCRIBED AS FOLLOWS:

A 30 foot strip of land situated in the SE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 10, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the northeast corner of the said SE $\frac{1}{4}$ SE $\frac{1}{4}$, being 30 feet in width, adjacent to and parallel with the east line of said SE $\frac{1}{4}$ SE $\frac{1}{4}$ and continuing South 00°34'25"East, along said east line, 830 feet.

(Insert here a full description of the nature and type of the easement granted to the second party.)

The second party shall have all rights of ingress and egress to and from said real estate (including the right from time to time, except as hereinafter provided, to cut, trim and remove trees, brush, overhanging branches and other obstructions) necessary for the second party's use, enjoyment, operation and maintenance of the easement hereby granted and all rights and privileges incident thereto.

Except as to the rights herein granted, the first party shall have the full use and control of the above described real estate.

The second party hereby agrees to hold and save the first party harmless from any and all claims of third parties arising from second party's use of the rights herein granted.

The easement described above shall continue for a period of See Below, always subject, however, to the following specific conditions, restrictions and considerations:

This Easement shall continue until revoked by written agreement of the parties.

If this easement is for a right of way over or across first party's said real estate, the center line of said easement is described as follows:

See first page hereof for legal description of easement

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and second party's right of way shall be parallel with said center line and not more than N/A feet distant from either side thereof.

This agreement shall bind and inure to the benefit of, as the circumstances may require, not only the immediate parties hereto but also their respective heirs, executors, administrators and successors in interest as well.

In construing this agreement and where the context so requires, words in the singular include the plural; the masculine includes the feminine and the neuter; and generally, all changes shall be made or implied so that this instrument shall apply both to individuals and to corporations.

IN WITNESS WHEREOF, the parties hereto have subscribed this instrument in duplicate on this, the day and year first hereinabove written.

(If the above named first party is a corporation, use the form of acknowledgment opposite.)

STATE OF OREGON,

County of Klamath

September 16, 19 82

Personally appeared the above named Robert L. Malloy and Marilyn K. Malloy

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

Before me:

OFFICIAL SEAL

Notary Public for Oregon

My commission expires:

STATE OF OREGON, County of _____

Personally appeared _____

and each for himself and not one for the other, did say that the former is the _____ who, being duly sworn, 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:

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

AGREEMENT FOR EASEMENT BETWEEN

AND

AFTER RECORDING RETURN TO

Robt. Malloy OVM
Rt 3 Box 524
Carmel, Cal 93923

STATE OF OREGON, County of Klamath

I certify that the within instrument was received for record on the 11 day of Oct, 19 82, at 2:39 o'clock P.M., and recorded in book/reel/volume No. MB2 on page 13523 or as document/tee/tile/instrument/microfilm No. 16257, Record of Deeds of said County.

Witness my hand and seal of County of Klamath

Evelyn Blenn County Clerk

By Joyce M. Shaw Deputy

Fee \$20.00