

1-1-79

17553

## WARRANTY DEED

Vol. 1782 Page 15711



**KNOW ALL MEN BY THESE PRESENTS, That** Virgil Miller and  
Cathy Miller, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by **Bob Stewart**  
**Trucking, Inc.**

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 ap-  
pertaining, situated in the County of **Klamath** and State of Oregon, described as follows, to-wit:

A tract of real property in Government Lot Numbers 32 and 29 in Section  
16, Township 35 South, Range 7 East of the Willamette Meridian, particularly  
described as follows:

Beginning at the quarter section corner of the South boundary of Section  
16, Township 35 South, Range 7 East of the Willamette Meridian; thence  
North along the center line of Section 16, a distance of 1320.0 feet,  
more or less, to the Northwest corner of Government Lot Number 33, which  
corner is monumented with a 3/4" iron pipe; thence East along the North  
boundary of Lot 33, a distance of 323.30 feet, more or less, to a point  
on the Easterly right of way boundary of U. S. Highway Number 97, which  
point is monumented with a 3/4" iron pipe; thence South 2° 22' West along  
said right of way boundary a distance of 333.30 feet to a 3/4" iron pipe  
marking the Northwest corner of that parcel of land recorded in Volume 363  
at page 58 of Deed Records of Klamath County, Oregon; thence following  
along the bounds of said parcel of land, North 62° 07' East, 629.30 feet;  
thence East a distance of 454.20 feet; thence South a distance of 95.00  
(for continuation of this deed see reverse side of this document)

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 as  
noted of record as of the date of this deed and those apparent upon the  
land; if any, as of the date of this deed,

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 \$19,000.00

However, the actual consideration consists of or includes other property or value given or promised which is  
the whole or 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 6th day of June, 1977;  
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)

Virgil Miller

Cathy Miller

STATE OF OREGON,

County of Jackson

June 6, 1977

Personally appeared the above named

Virgil Miller and Cathy Miller,  
husband and wife

and acknowledged the foregoing instru-  
ment to be their voluntary act and deed.

(OFFICIAL  
SEAL)

Notary Public for Oregon

My commission expires: July 16, 1980

STATE OF OREGON, County of

Personally appeared

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:

Notary Public for Oregon

My commission expires:

(OFFICIAL  
SEAL)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

RFFS9L  
540 MAIN  
R.F.D.

NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

STATE OF OREGON,

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 or as  
file/reel number

Record of Deeds of said county.

Witness my hand and seal of  
County affixed.

Recording Officer

By Deputy

SPACE RESERVED  
FOR  
RECORDER'S USE

feet; thence East 107.27 feet; thence leaving said bounds and bearing North 41° 03' East 155.48 feet to a 1/2" steel rod which marks the most Northerly corner of that tract of land described in Volume M-69 at page 8199 and in amended description thereof; thence North 51° 10' West 56 feet to the South line of a roadway herein referred to as point "A"; thence South 51° 10' East, along the Easterly boundary of said tract of land a distance of 786.0 feet, more or less, to the water line of Williamson River; thence North 26° 47' East along said water line a distance of 165 feet to the true point of beginning of this description; thence continuing North 26° 47' East for 165 feet to a 1/2" iron pipe; thence North 56° 07' West 637.3 feet to a 1/2" steel rod; thence South 45° 50' West 132.7 feet to a point which bears North 45° 50' East 132.7 feet from above referred to point "A"; thence in a Southeasterly direction 708.5 feet more or less to the point of beginning.

ALSO the right to use and maintain an existing roadway for ingress and egress to and from the land above described from U. S. Highway Number 97 the centerline of said roadway being particularly described as follows: Beginning at a 3/4" iron pipe at the intersection of the Easterly right of way boundary of U. S. Highway Number 97 and the North boundary of Lot 33, Section 16, Township 35 South, Range 7 East of the Willamette Meridian; thence South 2° 22' West along said right of way boundary a distance of 178.4 feet to the true point of beginning of this description; thence North 73° 56' 40" East a distance of 572.20 feet to a point which bears South 20.00 feet from the North boundary of Lot 33; thence East parallel with the North boundary of Lots 33 and 32 a distance of 552.87 feet, more or less to a point from which a line bearing North 45° 50' East will be parallel with and 20.0 feet Northerly from the North boundary of land being conveyed; thence North 45° 50' East, parallel with and lying 20.0 feet Northerly of the North boundary of land being conveyed, a distance of 335.3 feet.

Subject, however, to the following:

1. The right of way and public use areas of the State of Oregon in connection with Highway 97 as disclosed in Deed Volume 293 at page 296.
2. Right of way of Pacific Telephone and Telegraph Company, including the terms and provisions thereof, as disclosed by Deed Volume 293 at page 296.
3. Reservations and restrictions of Deed in Deed Volume 363 at page 58 granting right to construct, use and maintain roadway and facilities for ingress and egress.
4. The rights of the public in and to that portion of the above property lying within the limits of any roads or highways.
5. An easement created by instrument, including the terms and provisions thereof,

Dated : May 3, 1973 Book: M-73 Page: 5486  
Recorded : May 7, 1973  
In favor of : Pacific Power & Light Co.  
For : Right of way easement across S4SE1/4 of Section 16.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record

this 24th day of November A.D. 1982 at 4:06 o'clock P.M. and

duly recorded in Vol. M82 of Deeds on Page 15711

MODERNO RO STATE

EVELYN BIEHN, County Clerk

Fee \$8.00

By *Barbara A. Lettsch*