

MTL 11855-2 M87 page 17698
WARRANTY DEED - STATUTORY FORM
(Individual or Corporation)

18339

BRUCE RAY GILINSKY AND ELIZABETH MARIE GILINSKY

Grantor, conveys and warrants to ... PATRICIA E. JIMENEZ, an unmarried woman

Grantee, the following described real property free of encumbrances except as specifically set forth herein:

All that portion of real property situated in the NW $\frac{1}{4}$ of Section 20, Township 40 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Commencing at the Northwest corner of Lot 4, Block 5, TRACT NO. 1083, CEDAR TRAILS, a subdivision recorded in the official records of Klamath County, Oregon, said corner being marked by a $\frac{1}{2}$ inch diameter iron pin; thence South 00° 02' 50" East along the line common to Lots 4 and 5, Block 5 of said subdivision 421.63 feet to a $\frac{1}{2}$ inch diameter iron pin and the true point of beginning for the herein described property, thence continuing along the line common to Lots 4 and 5, South 00° 02' 50" East 210.81 feet to a $\frac{1}{2}$ inch diameter iron pin on the North line of a 60.00 foot roadway right of way known as Cedar Trail; thence along the North line of Cedar Trail, North 89° 45' 08" East 345.00 feet to a $\frac{1}{2}$ inch diameter iron pin marking the Southeast corner of Lot 4; thence along the line common to Lots 3 and 4, 00° 02' 50" West 210.89 feet; thence South 89° 44' 20" West, 345.00 feet to the true point of beginning.

TOGETHER WITH a 60 foot non-exclusive easement for the purpose of ingress, egress and public utilities, described as follows:

Beginning at the Northeast corner of said Lot 5, Block 5; thence South 00° 02' 50" East along the Easterly line of said Lot 5, Block 5, 632.44 feet to the Southeast corner of said Lot 5, Block 5; thence South 89° 45' 08" West along the South line of said Lot 5, Block 5, 60.00 feet; thence North 00° 02' 50" West 60.00 feet Westerly at right angles and parallel to the East line of said Lot 5, Block 5, 632.40 feet to the Northerly line of said Lot 5, Block 5; thence North 89° 42' 52" East along the Northerly line of said Lot 5, Block 5, 60.00 feet to the point of beginning.

TOGETHER WITH a 1/3 interest in well, pump and pumphouse located on a parcel of land situated in Lot 4, Block 5, TRACT 1083, CEDAR TRAILS, Section 20, T. 40 S., R. 8 E.W.M., more particularly described as follows:

Beginning at a point on the Westerly line of Lot 4, Block 5, said point beginning South 00° 02' 50" East 210.82 feet from the Northwest corner of Lot 4, Block 5; thence from said point of beginning North 89° 43' 35" 345.00 feet to a point on the Easterly line of Lot 4, Block 5; thence South 00° 02' 50" East along the Easterly line of Lot 4, Block 5, 210.89 feet to a point; thence North 89° 44' 20" West 345.00 feet to a point on the Westerly line of Lot 4, Block 5; thence North 00° 02' 50" West along the Westerly boundary of Lot 4, Block 5, 210.81 feet to the point of beginning.

SUBJECT TO: That certain Mortgage dated June 30, 1981 and recorded June 30, 1981 in Volume M 81 page 11839 records of Klamath County, Oregon between Bruce Ray Gilinsky and Elizabeth Marie Gilinsky, husband and wife as mortgagors and State of Oregon, as mortgagee, which the grantees herein agree to assume and continue to pay according to its own terms and conditions.

All that portion of real property situated in the NW 1/4 Section 20 Township 40 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described in legal description attached hereto and made a part hereof.

17699

Encumbrances:

The true consideration for this conveyance is \$ (Here comply with the requirements of ORS 93.030*).

Dated this 21st day of October, 1981; if a corporate grantor, it has caused its name to be signed by order of its board of directors.

BRUCE RAY GILINSKY

ELIZABETH MARIE GILINSKY

STATE OF OREGON

County of GARLAND) ss.

Oct. 27, 1981

Personally appeared the above named

BRUCE RAY GILINSKY AND ELIZABETH MARIE GILINSKY

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

Before me:

Notary Public for Oregon

My commission expires January 1, 1985

STATE OF OREGON, County of

) ss.

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Personally appeared

and

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 the

a corporation, and that said instrument was signed 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:

If the consideration consists of or includes other property or value, add the following:

"The actual consideration consists of or includes other property or value given or promised which is part of the whole consideration (indicate which)"

Grantor's Name and Address

Patricia E. Jimenez
P.O. Box 340
Beno, Ar 97627

Grantee's Name and Address

After recording return to:

Per Grantor

Name, Address, Zip

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

No change

Name, Address, Zip

STATE OF OREGON,)

County of Klamath)

Notary Public for Oregon

On this 13 day of Dec. A.D. 19 82

at 4:10 o'clock P M, and duly

recorded in Vol. M82 of Deeds

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EVELYN BIEHN, County Clerk

Deputy

Fee 8.00