

18649

WARRANTY DEED

Vol. 18260

KNOW ALL MEN BY THESE PRESENTS, That Frances C. Lee, a single woman,
and Alan M. Lee, a single man,
hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by David Rose and
Olga E. Rose, husband and wife, and (see reverse side) 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:

SEE ATTACHED 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 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 that certain Mortgage to the State of Oregon Department of
Veteran's Affairs which grantors shall pay and hold grantees harm-
less therefrom in accordance to its terms. 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 \$ 60,000.00

However, the actual consideration consists of or includes other property or value given or promised which is
the whole consideration (indicate which). (The sentence between the symbols @, if not applicable, should be deleted. See ORS 93.030.)
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 19 day of
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,
County of Klamath
September 28, 19 81.

Personally appeared the above named
Frances C. Lee, a single woman
and Alan M. Lee, a single man

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

(OFFICIAL
SEAL)

Before me:
Notary Public for Oregon
My commission expires: 10/19/84

Frances C. Lee

Alan M. Lee

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 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)

Frances C. & Alan M. Lee

Klamath Falls, OR 97601
GRANTOR'S NAME AND ADDRESS

David & Olga E. Rose, et al
1524 Farris Avenue
Fresno, CA 93728
GRANTEE'S NAME AND ADDRESS

After recording return to:
Forrest E. Cooper
35 G Street South
Lakeview, OR 97630
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 _____) ss.
I certify that the within instru-
ment was received for record on the
day of _____, 19 ____

SPACE RESERVED
FOR
RECORDER'S USE

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 _____ Deputy

18261

Diana Mae Kinsey, a married woman, Sandra Judith Miller, a married woman and Pamela E. Forrester, a married woman, tenants in common.

18262

DESCRIPTION

PARCEL 1:

A tract of land situate in the NE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 26, Township 38 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a point on the Northerly right of way line of Oregon State Highway No. 421, more commonly known as Lakeshore Drive, from which the most Northerly corner of Lot 17, OUSE KILA HOMESITES NO. 1, bears South 50° 37½' West 75.31 feet, said point being the Southwesterly corner of that certain parcel of real property described in Deed recorded in Deed Volume 164, page 532, Records of Klamath County, Oregon; thence North 76° 33' West along said Highway right of way, 37.93 feet to the true point of beginning of this description; thence continuing along said highway right of way, North 76° 33' West 90.97 feet to the beginning of a curve to the right and whose radius is 380.9 feet; thence around the arc of said curve to the right, 20.00 feet; thence North 25° 00' East 195.00 feet to the water line of Klamath Lake; thence North 84° 45' East along said Lake, to the Northwest corner of property described in Deed recorded in Volume M69, page 10656, Microfilm Records of Klamath County, Oregon; thence South 2° 20' West 270 feet along the Westerly line of said property described in Deed, to the point of beginning.

PARCEL 2:

A tract of land situate in the NE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 26, Township 38 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, and being more particularly described as follows:

Beginning at a point on the Northerly right of way of Oregon State Highway No. 421, more commonly known as Lakeshore Drive, from which the most Northwesterly corner of Lot 17, OUSE KILA HOMESITES NO. 1, bears South 50° 37½' West 75.31 feet distance, said point being the Southwesterly corner of that certain parcel of real property described in Deed recorded in Deed Volume 164, page 532, Records of Klamath County, Oregon; thence North 76° 33' West along said highway right of way, 37.93 feet; thence North 7° 24' 30" East a distance of 225.14 feet to the shore line of Klamath Lake; thence along said shore line North 68° 30' East a distance of 65.0 feet to the Northwesterly corner of that certain parcel described in Deed Volume 354, page 410; thence South 2° 20' West a distance of 270.0 feet, more or less to the Northerly right of way line of Lakeshore Drive (State Highway #421); thence North 76° 33' West, along said right of way line a distance of 45.0 feet, more or less to the point of beginning.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record

11:26

On 22 day of Dec. A.D. 1982 at 11:26 A.M.

duly recorded in Vol. M82 of Deeds on page 18260

Fee \$12.00

By EVELYN BEHN, Clerk
[Signature]