

18768

WARRANTY DEED

STEVENS-NESS LAW PUBLISHING CO., PORTLAND, ORE. 97204

KNOW ALL MEN BY THESE PRESENTS, That SUSIE CHERNABAEFF

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hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by RICHARD SAM CHERNABAEFF, 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:

PARCEL I:

Beginning at a point on the North South quarter line 600 feet North of the one quarter corner common to Sections 6 and 7, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon and running thence: continuing North a distance of 1295.0 feet to a point; thence West a distance of 2460.0 feet to a point which lies on the Northeastly right of way line of the County Road, formerly the Dalles-California Highway, which point is 30 feet radially Northeastly from the center line of said County Road; thence Southeastly following the Northeastly right of way line of the County Road to the point which marks the Northwestly corner of that certain tract of land deeded to Helen E. and Arant Hoffman, described on page 397 of Volume 149 of (continued on reverse)

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

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 \$ None. However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 21 day of DECEMBER, 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)



DONNEL E. WINGATE
NOTARY PUBLIC - CALIFORNIA
BOND FILED IN
KERN COUNTY
MY COMMISSION EXPIRES NOV. 20, 1983

Susie Chernabaeff
Susie Chernabaeff

STATE OF CALIFORNIA

County of KERN
DECEMBER 21, 1982

STATE OF OREGON, County of ss.

Personally appeared

Personally appeared the above named
Susie Chernabaeff

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

Before me:

(OFFICIAL SEAL)

Notary Public for California
My commission expires:

Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

Susie Chernabaeff
17239 Wasco Avenue
Shafter, California 93263
GRANTOR'S NAME AND ADDRESS

Richard Sam Chernabaeff
Route 5 - Box 1105
Klamath Falls, Oregon 97601
GRANTEE'S NAME AND ADDRESS

After recording return to:

Glenn D. Ramirez
Post Office Box 368
Klamath Falls, Oregon 97601
NAME, ADDRESS, ZIP

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

Richard Sam Chernabaeff
Route 5 - Box 1105
Klamath Falls, Oregon 97601
NAME, ADDRESS, ZIP

STATE OF OREGON,

County of ss.

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 Deputy

SPACE RESERVED FOR RECORDER'S USE

Parcel I continued:

Deed Records of Klamath County, Oregon; thence Easterly a distance of 831 feet more or less, to the point of beginning, lying in Lots 1 and 2, and the NE1/4 of SW1/4 of Section 6, Township 38 South, Range 9 East of the Willamette Meridian.

Saving and Excepting the following: All that portion of Lot 2, Section 6, Township 38 South, Range 9 East of the Willamette Meridian, described as follows: Beginning at a point in the Northeasterly line of the right of way of the County Road bearing North 600.0 feet and West 834 feet from the quarter corner common to Sections 6 and 7 above Township and Range; thence North 49° 20' West along the Northeasterly line of the road, 400.0 feet; thence Northeasterly at right angles 170.0 feet; thence Southeasterly at right angles 599.0 feet to the tract conveyed to Hoffman by Deed recorded in Volume 149 of Deeds, page 397, Records of Klamath County, Oregon; thence West along the North line of said tract, 261.5 feet to the point of beginning.

PARCEL II:

All that part of Lot 2, Section 6, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, described as follows: Beginning at a point in the Northeasterly line of the right of way of the County Road, bearing North 600.0 feet and West 834 feet from the quarter corner common to Sections 6 and 7, above Township and Range; thence North 49° 20' West along the Northeasterly line of the road, 400.0 feet; thence Northeasterly at right angles, 170.0 feet; thence Southeasterly at right angles 599.0 feet to the tract conveyed to Hoffman, by Deed recorded in Volume 149 of Deeds, page 397, Records of Klamath County, Oregon; thence Westerly along the Northerly line of said tract 261.5 feet to the point of beginning.

PARCEL III:

All that portion of Lot 2, Section 6, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, described as follows: Beginning at a point on the Northeasterly line of the right of way of the County Road bearing North 600.0 feet and West 834 feet from the one quarter corner common to Sections 6 and 7 above Township and Range; thence East 261.5 feet; thence Southwest at right angles to the County Road, 170 feet, more or less to the County Road; thence North 49° 20' West 199.0 feet along the Northeasterly line of the road to the point of beginning.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record

This 28th day of December A.D. 19 82 at 11:02 o'clock A.M., and

duly recorded in Vol. M82, of Deeds on Page 18447

By Evelyn Brenn, County Clerk

Fee \$8.00