

19749

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That we, Alan M. Lee and Frances C. Lee, unmarried persons, for and in consideration of the sum of \$ 84,351.08, have bargained and sold and by these presents do bargain, sell and convey unto David Rose and Olga E. Rose, husband and wife, and unto Diana Mae Kinsey, Sandra Judith Miller and Pamela E. Forrester, as tenants in common, that certain real property situated within Klamath County, State of Oregon, to-wit:

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 Northwesterly 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:

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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 $50^{\circ}37\frac{1}{2}'$ 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 $76^{\circ}33'$ West along said highway right of way, 37.93 feet; thence North $7^{\circ}24'30''$ East a distance of 225.14 feet to the shore line of Klamath Lake; thence along said shore line North $65^{\circ}30'$ East a distance of 65.0 feet to the Northeasterly corner of that certain parcel described in Deed Volume 354, page 410; thence South $2^{\circ}20'$ 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 $76^{\circ}33'$ West, along said right of way line a distance of 45.0 feet, more or less to the point of beginning.

TO HAVE AND TO HOLD the above granted premises unto the grantees and unto their heirs and assigns forever and the grantors do covenant with the grantees that they are lawfully seized of a merchantable fee simple title to said premises and that the same are free of all liens and encumbrances excepting:

- (1) Mortgages of record in favor of the State of Oregon Veterans Department, which mortgages and the debts thereby secured, the grantees, by accepting this deed, do hereby assume and promise and agree to pay according to the terms thereof.
- (2) Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.
- (3) Rights of the public and of governmental bodies in and to any portion of the herein described premises lying below the high water mark of Klamath Lake.
- (4) Easement, releases and right of way, including the terms and provisions thereof, to California Oregon Power Company, recorded in Deed Volume 68 at pages 277 through 281, Records of Klamath County, Oregon.
- (5) Conditions and restrictions contained in Deed from R. P. Oliver, et ux, to George Kincaid, et ux, dated March 15, 1938, recorded March 24, 1948 in Volume 114, page 586, Records of Klamath County, Oregon.
- (6) Reservations, easements and restrictions as shown in Deed from R. P. Oliver et ux, to J. A. Kincaid, recorded May 8, 1938 in Volume 109, page 139, Records of Klamath County, Oregon.

and the grantors do further covenant that they will forever warrant and defend said premises unto the grantees, their heirs and assigns forever against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF the grantors have hereunto set their hands and seals this 24th day of January, 1983.

Alan M. Lee
ALAN M. LEE

Frances C. Lee
FRANCES C. LEE

STATE OF OREGON)
County of Lake) ss.

On this 24th day of January, 1983, before me personally appeared the within named Alan M. Lee and he did then and there acknowledge that he executed the foregoing instrument.

Carrie W. Wiegand
Notary Public for Oregon
My Commission Expires 12/15/84

STATE OF OREGON)
County of Lake) ss.

On this 24th day of January, 1983, before me personally appeared the within named Frances C. Lee, and she did then and there acknowledge that she executed the foregoing instrument.

Carrie W. Wiegand
Notary Public for Oregon
My Commission Expires 12/15/84

Until a change is requested,
all tax statements shall be sent to:

David & Olga E. Rose, husband and wife
Diana Mae Kinsey, Sandra Judith Miller and
Pamela E. Forrester
15247 Farris Avenue
Fresno, CA 93728

Ret. David Croff
35 S G R
Fokervin 97630

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record .

this 24 day of Jan. A. D. 1983 at 2:56 P. M.

duly recorded in Vol. M83 of Deeds on 1272

Fee \$12.00

By Joyce M. Burch
EV. LYN BIRCH, Clerk