

1-1-74

21266

WARRANTY DEED

Vol. 183 Page 3684

KNOW ALL MEN BY THESE PRESENTS, That

RILEY FURLONG and IRENE FURLONG,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

EDISON W. McBRIDE, 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:

PER EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN.

(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 as above stated, & liens, assessments, rules & regulations for irrigation, drainage & sewage, & reservations, restrictions, easements and rights of way of record and those apparent on the land, 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 \$3,000.00. 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 ①, 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 9 day of March, 1983; 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)

RILEY FURLONG

*Riley Furlong*

IRENE FURLONG

*Irene Furlong*

STATE OF OREGON, County of

1983

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

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 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.

Notary Public for Oregon  
My commission expires:

(OFFICIAL SEAL)

STATE OF OREGON,

County of Josephine

March 9, 1983

Personally appeared the above named  
RILEY FURLONG and IRENE FURLONG

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

(OFFICIAL SEAL)

Before me, *Mrs. J. W. Talwar*  
Notary Public for Oregon  
My Commission Expires 8-12-83

Riley & Irene Furlong

Edison W. McBride

After recording return to:

Edison W. McBride  
2956 Summer Lane  
Cody

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 instrument was received for record on the day of 1983, 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 NAME TITLE

By Deputy

SPACE RESERVED FOR RECORDER'S USE

8-2-83



3685

The following described real property in Klamath County, Oregon:

Lot 4 in Block 3 LONE PINE ON THE SPRAGUE, ALSO TOGETHER with an undivided 1/80 interest in and to the following, to-wit: A tract of land situated in the SW $\frac{1}{4}$ SE $\frac{1}{4}$  of Section 11 and the NE $\frac{1}{4}$  of Section 14, All in Township 35 South, Range 9 East of the Willamette Meridian, more particularly described as follows:

Beginning at an iron pin on the West line of the SW $\frac{1}{4}$ SE $\frac{1}{4}$  of said Section 11, said point being North 0° 07' 13" West a distance of 71.79 feet from the South one-fourth corner of said Section 11; thence South 62° 56' 13" East 572.55 feet; thence on the arc of a 130 foot radius curve to the right 24.17 feet; thence South 52° 17' 05" East 440.74 feet; thence on the arc of a 130 foot radius curve to the right 33.42 feet; thence South 37° 33' 14" East 141.09 feet; thence on the arc of a 130 foot radius curve to the right 71.41 feet; thence South 06° 04' 53" East 158.13 feet; thence on the arc of a 70 foot radius curve to the left 78.84 feet; thence South 71° 26' 17" East 279.26 feet; thence South 72° 03' 37" East 210.79 feet; thence on the arc of a 130 foot radius curve to the right 129.94 feet; thence South 14° 47' 22" East 269.56 feet; thence South 30° East to the intersection with the thread or centerline of Sprague River; thence Northwesterly along the thread of the Sprague River to its intersection with the West line of the SW $\frac{1}{4}$ SE $\frac{1}{4}$  of said Section 11; thence South 0° 07' 13" East along said West line to the point of beginning.

## EXHIBIT "A"

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record

this 10th day of March A. D. 19 83 at 2:54 o'clock P. M., and  
duly recorded in Vol. M83, of Deeds on Page 3684

\$8.00

By Evelyn Biehn County Clerk