

1-1-74

26210

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That McNALLY-RATHBONE, INC.

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
 GERALD W. and ARDY B. MATTOX, husband and wife, 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 Exhibit "A" attached hereto and incorporated
 herein by reference.

SUBJECT TO:

1. Rights of the Federal Government, the State of
 Oregon, and the general public in and to that portion
 thereof lying below the high water line of the Deschutes
 River.

2. Right of way Easement, including the terms
 and provisions thereof, by and between Clarence V. Parsons
 and Lilla F. Parsons, husband and wife, and Midstate
 Electric Cooperative, Inc., a cooperative corporation, dated
 September 17, 1952, recorded January 2, 1953, in Volume
 258, page 415, Deed records of Klamath County, Oregon.

(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

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 \$.....
 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.)

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 5 day of July, 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)

STATE OF OREGON,

County of

Personally appeared the above named.....

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

Before me:

(OFFICIAL
SEAL)

Notary Public for Oregon

My commission expires

STATE OF OREGON, County of CLACKAMAS) ss.

Personally appeared Fred McNALLY, and

..... who, being duly sworn,
 each for himself and not one for the other, did say that the former is the
 Fred McNALLY president and that the latter is the
 Delores McNALLY secretary of

McNALLY-RATHBONE, INC. 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: 6/8/84

(OFFICIAL
SEAL)

McNally-Rathbone, Inc.

9401 S.E. 82nd Ave.

Portland, Oregon 97266

GRANTOR'S NAME AND ADDRESS

Gerald W. & Ardy B. Mattox

GRANTEE'S NAME AND ADDRESS

After recording return to: Martin J. Howard
 Attorney at Law
 932 Lloyd Center
 Portland, Oregon 97232
 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 instru-
 ment was received for record on the
 day of, 19.....,
 at o'clock M., and recorded in
 book on page or as
 file/reel number
 Record of Deeds of said county.
 Witness my hand and seal of
 County affixed.

By Recording Officer
 Deputy

SPACE RESERVED
 FOR
 RECORDER'S USE

Book

EXHIBIT "A"
PROPERTY DESCRIPTION

All the following described real property situated in Klamath County, Oregon:

PARCEL 1:

A tract of land in the N $\frac{1}{2}$ NE $\frac{1}{4}$ of Section 8, Township 24 South, Range 9 East of the Willamette Meridian, described as follows:

Beginning at the Northeast corner of said Section 8; thence South 0° 12' 43" East, along the East line of said Section 8, 434.95 feet; thence North 89° 39' 38" West, 656.05 feet to the East line of the W $\frac{1}{2}$ NE $\frac{1}{4}$ NE $\frac{1}{4}$ of said Section 8; thence North 0° 07' 44" West, along said East line 435.35 feet to the North line of said Section 8; thence South 89° 37' 24" East, along said North line, 655.42 feet to the point of beginning.

PARCEL 2:

A tract of land in the N $\frac{1}{2}$ NE $\frac{1}{4}$ of Section 8, Township 24 South, Range 9 East of the Willamette Meridian, described as follows:

Beginning at the Northeast corner of said Section 8; thence South 0° 12' 48" East, along the East line of said Section 8, 434.93 feet to the true point of beginning; thence continuing South 0° 12' 43" East, along said East line 434.93 feet; thence 89° 41' 52" West, 656.68 feet to the East line of the W $\frac{1}{2}$ NE $\frac{1}{4}$ NE $\frac{1}{4}$ of said Section 8; thence North 0° 07' 44" West along said East line 435.35 feet; thence South 89° 39' 38" East, 656.05 feet to the true point of beginning.

PARCEL 3:

A tract of land in the N $\frac{1}{2}$ NE $\frac{1}{4}$ of Section 8, Township 24 South, Range 9 East of the Willamette Meridian, described as follows:

Beginning at the Northeast corner of said Section 8; thence South 0° 12' 43" East, along the East line of said Section 8, 869.86 feet to the true point of beginning, thence continuing South 0° 12' 43" East along said East line, 434.92 feet to the South line of the N $\frac{1}{2}$ NE $\frac{1}{4}$ of said Section 8; thence North 89° 44' 08" West along said South line 657.30 feet to the East line of the W $\frac{1}{2}$ NE $\frac{1}{4}$ NE $\frac{1}{4}$ of said Section 8; thence North 0° 07' 44" West, along said East line 435.33 feet; thence South 89° 41' 52" East, 656.68 feet to the true point of beginning.

TOGETHER WITH:

Easement given by Brooks-Scanlon, Inc., to K. E. Sandner recorded in Volume M-72, on page 4738, records of Klamath County, Oregon described as follows: "An easement 20 feet in width the centerline of said easement to be in the road as now constructed and used and approximately described as follows: Beginning at a point of the West line of Section 9, Township 24 South, Range 9 E.W.M. in Klamath County, Oregon, that is 1250 feet South of the Northwest corner of said Section 9; thence South 70° East 200 feet; thence South 15° West 595 feet; thence South 35° East 330 feet; thence South 12° East 495 feet; thence South 20° West 330 feet; thence South 10° East 330 feet; thence South 70° East 50 feet more or less to the Westerly right of way boundary of U.S. Highway No. 97.

STATE OF OREGON: COUNTY OF KLAMATH :ss

I hereby certify that the within instrument was received and filed for record on the 26 day of July A.D., 19 83 at 11:41 o'clock A.M., and duly recorded in Vol M83, of deeds on page 12136.

EVELYN BIEHN COUNTY CLERK

Fee \$ 8.00

by [Signature] Deputy