

30238

-WARRANTY DEED-

Vol. M83 Page 19042

MICHAEL E. MEEKER, Grantor, conveys and warrants to DAVID E. KING and ROBIN M. KING, husband and wife, Grantees, the following described real property situate in Klamath County, Oregon, free of all encumbrances, except as specifically set forth herein:

A parcel of land situated in portions of Government Lots 15 and 16 in Section 1, Township 40 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, described as follows: Beginning at a point on the Easterly right of way line of the Bonanza to Malin Highway as the same is presently located and constructed, said right of way line being 40.0 feet distant at right angles South-easterly from the centerline of said highway, from which point the Northeast corner of Section 1, Township 40 South, Range 11 East of the Willamette Meridian bears North 18° 02' 30" East 4809.8 feet distant, said point being at the Southwesterly corner of the Bedfield Cemetery property; thence South 86° 47' East along the Southerly boundary of said cemetery 340.0 feet to a point; thence South 13° 58' West 822.2 feet, more or less to the South line of Government Lot 15; thence along the South line of said Lot 15 South 88° 42' West 346.3 feet, more or less, to a point on the Easterly right of way line of the Bonanza to Malin Highway; thence along said right of way line N 13° 58' East 850.0 feet, more or less to the point of beginning.

SUBJECT TO AND EXCEPTING:

(1) Rights in the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways; (2) Taxes for the year 1984-84 are now a lien but not yet payable; (3) Reservations, restrictions, easements and rights of way of record and those apparent upon the land.

The true and actual consideration for this transfer is Seventy Eight Thousand and No/100ths (\$78,000.00) DOLLARS.

Until a change is requested, all tax statements shall be mailed to Grantees at: RE 2 Box 787E Bedfield, Bonanza, OR

DATED this 3rd day of November, 1983.

Michael E Meeker

STATE OF OREGON)

County of Klamath)

ss. November 3, 1983.

Personally appeared the above-named MICHAEL E. MEEKER and acknowledged the foregoing instrument to be his voluntary act. Before me.

Harlene J. Tucker
Notary Public for Oregon

My Commission expires: 6-16-84

This instrument does not guarantee that any particular use may be made of the property described in this instrument. A buyer should check with the appropriate city or county planning department to verify approved uses. WILLIAM H. BRANDSNESS

A PROFESSIONAL CORPORATION
ATTORNEY AT LAW
411 PINE STREET
KLAMATH FALLS, OREGON 97601

STATE OF OREGON: COUNTY OF KLAMATH: ss
I hereby certify that the within instrument was received and filed for record on the 4th day of November A.D., 19 83 at 1:29 o'clock P. M., and duly recorded in Vol. M83, of Deeds on page 19042.

EVELYN BIEHN, COUNTY CLERK

by Pam Smith deputy

Fee \$ 4.00

83 NOV 4 PM 1 29