

31548

WARRANTY DEED

Vol. 182, Page 21302

KNOW ALL MEN BY THESE PRESENTS, That Richard Gamegan & Bette Lou Gamegan
husband and wife
hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Robert H. McPherson
and Judith A. McPherson, husband and wife
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:

S. 1, SE. 1, SE. 2. SEC. 32 / Township 35 South, Range 13 E. W.M.
See attached easement. 20 Acres more or less.

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
easements of record and those apparent to the land.

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 \$4,500.00

~~However, the actual consideration paid for this transfer, stated in terms of dollars, is \$4,500.00~~
~~the whole part of the consideration paid for this transfer, stated in terms of dollars, is \$4,500.00~~
~~part of the consideration paid for this transfer, stated in terms of dollars, is \$4,500.00~~
(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 2nd day of January, 19 76,
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)

Richard Gamegan
Bette Lou Gamegan

STATE OF OREGON,
County of Klamath, ss.
January 2nd, 19 76

STATE OF OREGON, County of _____, ss.
Personally appeared _____, 19 _____

Personally appeared the above named Richard
Gamegan and Bette Lou Gamegan

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

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:

(OFFICIAL
SEAL)

Before me:
Notary Public for Oregon
My commission expires 4/20/77

Notary Public for Oregon
My commission expires:

(OFFICIAL
SEAL)

Richard & Bette Lou Gamegan
Star Route
Oakhurst, Cal. #93644
GRANTOR'S NAME AND ADDRESS

ROBERT H AND JUDITH A. McPHERSON
41187 THORNTON AVE
HEMET CA 92343
GRANTEE'S NAME AND ADDRESS

After recording return to:

Robert McPHERSON
41187 THORNTON AVE
HEMET CA 92343
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.
41187 THORNTON AVE
HEMET CA 92343
NAME, ADDRESS, ZIP

STATE OF OREGON,

County of _____, ss.

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

21302

Page 21303

WASCO 11/11/68

21318

21303

PARCEL 2: A non-exclusive roadway easement for ingress and egress 30 feet in width, abutting the East and South sides of the following described line:

Beginning at the South quarter corner of Section 32, Township 35 South, Range 13 East of the Willamette Meridian, and running thence North on the North-South center line of said Section 32 to the center of said Section; thence East on the East-West center line of said Section 32 to the East quarter corner of said Section; thence North on the West line of Section 33 to the Northwest corner of the South half of the Northwest quarter of the Northwest quarter of said Section 33; thence East along the North line of the South half of the North half of the North half of said Section 33 to the Southwest corner of the North half of the Northeast quarter of the Northeast quarter of said Section 33; thence North along the West line of said North half of the Northeast quarter of the Northeast quarter to the existing public road along the North line of said Section 33.

It is understood and agreed that at such time as public roads are made available to the hereinabove described Parcel 1, this easement shall terminate and be of no further effect. **Recordrd May 7, 1968 Book M68 Page 4159, Klamath Co.**

XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX

STATE OF OREGON,
County of Klamath)

Filed for record at request of

on this 14 day of Dec. A.D. 19 83
at 9:13 o'clock A M, and duly
recorded in Vol. M83 of Deeds
Page 21302

EVELYN BIEHN, County Clerk

By [Signature] Deputy

Fee 8.00

WASCO 11/11/68

WASCO 11/11/68

WASCO 11/11/68

WASCO 11/11/68

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