

33688

WARRANTY DEED

Vol. 1180 Page 2644

KNOW ALL MEN BY THESE PRESENTS, That GORDON P. JACKSON, Trustee for Dominique R. Jackson

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by BLAKE BERVEN, M.D., P. C., 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:

SEE LEGAL DESCRIPTION AS IT APPEARS ON THE REVERSE OF THIS DEED.

MOUNTAIN TITLE COMPANY INC.

(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 set forth on the reverse of this deed or those apparent upon the land, if any, as of the date of this deed,

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 \$ 43,000.00

~~However, the actual consideration consists of or includes other property or value given or promised which is the whole or part of the consideration indicated which should be described hereon. If the above should be deleted, the words "and the consideration indicated which should be described hereon" should be deleted.~~

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 14th day of February, 1984; 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 Klamath } ss.
Feb. 17, 1984

Personally appeared the above named
Gordon P. Jackson

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

Before me,

Notary Public for Oregon

My commission expires:

STATE OF OREGON, County of _____ ss.

Personally appeared _____ and
_____, who, being duly sworn,
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 _____

_____, a corporation,
and that the seal allixed 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 PIERRE DESJARDINS, NOTARY
FOR THE PROVINCE OF QUEBEC, CANADA
AND COMMISSIONER (FOR OATHS) OF
THE PUBLIC COURT FOR THE DISTRICT
OF _____

(OFFICIAL SEAL)

MY COMMISSIONS ARE FOR LIFE

Gordon P. Jackson, Trustee for Dominique
R. Jackson

GRANTOR'S NAME AND ADDRESS

Blake Berven, M.D., P. C.
2616 Clover Street
Klamath Falls, Oregon 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

Grantee

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.
Grantee

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 attixed.

Recording Officer

By _____ Deputy

DESCRIPTION

A tract of land situated in SE $\frac{1}{4}$ of Section 23, Township 38 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a 5/8" iron pin marking the center $\frac{1}{4}$ corner of said Section 23 as set by record of Survey No. 1571, as recorded in the Klamath County Surveyor's Office; thence South 1128.12 feet; thence East 253.52 feet to a $\frac{1}{2}$ " iron pin on the Northeasterly right of way line of Lakeshore Drive (Highway No. 421); thence North 30° 12' 56" West 35.33 feet to a 5/8" iron pin on the said Northeasterly right of way line, said point being the true point of beginning of this description; thence leaving said right of way line North 61° 15' 46" East 21.07 feet; thence Southeasterly along the arc of a curve to the right (central angle = 53° 49' 08" radius = 100 feet) 93.93 feet; thence South 64° 55' 06" East 109.68 feet; thence Southeasterly along the arc of a curve to the left (central angle = 19° 52' 30", and radius = 400 feet) 138.75 feet; thence South 84° 47' 36" East 75.60 feet to the Southwesterly line of deed recorded in Volume M69, page 4801; thence South 11° 43' 00" East 122.71 feet to the Southwesterly corner of deed recorded in Volume M69, page 4801; thence North 78° 17' 00" East 463.0 feet, more or less to a point on the Westerly shore line of Upper Klamath Lake; thence Southwesterly along said shore line to a point that bears South 31° 30' 46" West a distance of 156.44 feet from the last described point and being the Southeasterly corner of Deed Volume 316, page 204; thence leaving said shore line South 78° 17' 00" West 603.0 feet, more or less to a point on the Northeasterly right of way line of said Lakeshore Drive; thence Northwesterly along the said right of way line following the arc of a curve to the left (central angle = 14° 12' 46", radius = 439.26 feet) 108.96 feet; thence continuing along said right of way line North 34° 07' 00" West 249.50 feet; thence continuing along said right of way line following the arc of a curve to the right (central angle = 05° 22' 46", radius = 686.30 feet) 64.44 feet to the true point of beginning.

TOGETHER WITH a non-exclusive right of way and easement for road purposes for access to and exit from adjoining properties along and upon the following described property: A strip 30 feet in width Northerly from and measured at right angles to the following described line: Commencing at the true point of beginning of the tract of land first hereinabove described; thence North 61° 15' 46" East 21.07 feet; thence along the arc of a curve to the right (central angle = 53° 49' 08", radius = 100 feet) 93.93 feet; thence South 64° 55' 06" East 109.68 feet; thence along the arc of a curve to the left (central angle = 19° 52' 30", radius = 400 feet) 138.75 feet; thence South 84° 47' 36" East 75.60 feet.

SUBJECT TO:

1. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.
2. A perpetual non-exclusive right of way and easement for road purposes for access to and exit from adjoining properties, as contained in Deed from Eston E. Balsiger, et ux to Raymond L. Kercher, et ux, recorded January 25, 1974 in Volume M74, page 845, Deed Records of Klamath County, Oregon.
3. Grant of Easement and Release from F. H. McCornack, et al, to The California Oregon Power Company, dated July 13, 1925, recorded September 9, 1925 in Volume 68, page 278, Deed Records of Klamath County, Oregon, including the terms and provisions thereof, relative to raising and/or lowering the water level of Upper Klamath Lake.
4. Grant of right of way for transmission line, including the terms and provisions thereof, from F. H. McCornack, et al, to The California Oregon Power Company, dated July 13, 1925, recorded September 9, 1925 in Deed Volume 68, page 281, Deed Records of Klamath County, Oregon.
5. Electric pole line conveyed by F. H. McCornack, et al, to The California Oregon Power Company by Deed dated July 17, 1925, recorded September 9, 1925 in Deed Volume 68, page 279, Records of Klamath County, Oregon.

-continued-

SUBJECT TO: (continued)

6. Grant of Right of Way for transmission line, including the terms and provisions thereof, given by Frank H. McCornack, Guardian of the person and estate of Frank H. McCornack, Jr. a minor, to The California Oregon Power Company by Deed recorded September 9, 1925 in Deed Volume 68, page 280, Records of Klamath County, Oregon.
7. Electric pole line conveyed by Frank H. McCornack, Guardian of the person and estate of Frank H. McCornack, Jr., a minor, to The California Oregon Power Company, dated July 17, 1925, recorded September 9, 1925 in Deed Volume 68, page 277, Records of Klamath County, Oregon.
8. Easement and Release, including the terms and provisions thereof, given by Frank H. McCornack, Guardian of the person and estate of Frank H. McCornack, Jr. a minor, to The California Oregon Power Company by Deed dated July 17, 1925, recorded September 9, 1925 in Deed Volume 68, page 277, Records of Klamath County, Oregon.
9. Right of the Federal Government and the State of Oregon and the general public in and to that part thereof lying below the high water line of Upper Klamath Lake.
10. Right of way for ingress and egress, including the terms and provisions thereof, given by Eston E. Balsiger, et ux, to Joseph A. Flinn, Jr. et ux, dated June 12, 1969, recorded June 17, 1969 in Volume M69, page 4801, Microfilm Records of Klamath County, Oregon.
11. Easement, including the terms and provisions thereof, given by Roddis S. Jones, et ux, for domestic water line, dated August 26, 1971 in Volume M71, page 9078, Microfilm Records of Klamath County, Oregon.
12. Mortgage, including the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein.
 Dated: January __, 1974
 Recorded: January 25, 1974
 Volume: M74, page 848, Microfilm Records of Klamath County, Oregon
 Amount: \$19,000.00
 Mortgagor: Raymond L. Kercher and Delores F. Kercher, husband and wife
 Mortgagee: Eston E. Balsiger and Billie L. Balsiger, husband and wife
13. 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.

STATE OF OREGON,)

County of Klamath)

Filed for record at request of

on this 17th day of Feb. A.D. 19 84
 at 4:38 o'clock P M, and duly
 recorded in Vol. M84 of Deeds
 Page 2644

EVELYN BIEHN, County Clerk

By [Signature] Deputy

Fee 12.00