

1967 **36091**Vol. 184 Page 7089KNOW ALL MEN BY THESE PRESENTS, That Kim Ward, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Donovan E. Kendall, Jr. and Michelle M. Kendall, 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 appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit: A parcel of land containing 4.65 acres, situate in the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 31, T.24S., R.9E., W.M., Klamath County, Oregon, and more particularly described as follows: BEGINNING AT A POINT, being a #5 plastic-capped steel rod set along the West Line of Section 31, from which the N/16 Corner thereof bears S 00° 05' 43" W 748.18 feet; THENCE along said Section Line, N 00° 05' 43" E 136.51 feet to a 2 $\frac{1}{2}$ " brass-capped steel pipe set along the Section Line at the intersection of the SE Line of the Klamath Northern Railroad and 50 feet from the centerline thereof; THENCE along the SE Line of the Klamath Northern Railroad, N 39° 04' 41" E 459.95 feet to a point; THENCE along a line at right angle to US Highway 97, S 64° 43' 17" E 473.91 feet to a point along the NW Line of said Highway and 50 feet from the centerline thereof; THENCE along the NW Line of US Highway 97, S 25° 16' 43" W 29.75 feet to a #5 plastic-capped steel rod; THENCE along a line at right angle to said Highway, N 64° 43' 17" W 300.00 feet to a #5 plastic-capped steel rod; THENCE along a line parallel with said Highway, S 25° 16' 43" W 100.00 feet to a #5 plastic-capped steel rod; THENCE along a line at right angle to said Highway, S 64° 43' 17" E 120.00 feet to a #5 plastic-capped steel rod; THENCE along a line parallel with said Highway, S 25° 16' 43" W 200.00 feet to a #5 plastic-capped steel rod; THENCE along a line at right angle to said Highway, S 64° 43' 17" E 180.00 feet to a #5 plastic-capped steel rod set on the NW Line of said Highway and 50 feet from the centerline thereof; THENCE along said NW Line of US Highway 97, S 25° 16' 43" W 50.50 feet to a #5 plastic-capped steel rod; THENCE along a line at right angle to said Highway, N 64° 43' 17" W 80.00 feet to a #5 plastic-capped steel rod; THENCE along a line parallel with said Highway, S 25° 16' 43" W 10.00 feet to a #5 plastic-capped steel rod; THENCE along a line at right angle to said Highway, N 64° 43' 17" W 120.00 feet to a #5 plastic-capped steel rod; THENCE along a line parallel with said Highway, S 25° 16' 43" W 100.00 feet to a #5 plastic-capped steel rod; (description continued on reverse side)

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.

(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.

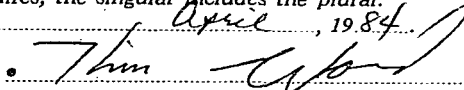
And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances.

and that grantor will warrant and forever defend the above granted 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 \$15,000.00

① However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which).①

In construing this deed and where the context so requires, the singular includes the plural.

WITNESS grantor's hand this 23rd day of April, 1984.

Kim Ward
STATE OF OREGON, County of Deschutes, ss.Personally appeared the above named Kim Wardand acknowledged the foregoing instrument to be his voluntary act and deed.Before me: Donnie C. Dickinson

Notary Public for Oregon

My commission expires 3-11-88

NOTE—The sentence between the symbols ①, if not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

Kim Ward

GRANTOR'S NAME AND ADDRESS

Donovan E. Jr. & Michelle Lee Kendall

GRANTEE'S NAME AND ADDRESS

After recording return to:

Donovan E. Jr. & Michelle Lee Kendall

AS Below

NAME, ADDRESS, ZIP

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

Donovan E. Jr. & Michelle Lee Kendall

LaPine Realty
51415 Hwy 97, LaPine, OR 97739
 NAME ADDRESS ZIP

STATE OF OREGON,

County of _____ ss.

I certify that the within instrument was received for record on the _____ day of _____ 19____, 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.

NAME

TITLE

By _____ Deputy

8807

brwn min

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THENCE continuing along the line parallel with said Highway, S 25° 16' 43" W 80.00 feet to a #5 plastic-capped steel rod; THENCE along a line at right angle to said Highway, N 64° 43' 17" W 327.45 feet to the Point of Beginning.

MOUNTAIN TITLE COMPANY, INC. has recorded this instrument by request as an accommodation only, and has not examined it for regularity and sufficiency or as to its effect upon the title to any real property that may be described therein.

STATE OF OREGON: COUNTY OF KLAMATH:ss

I hereby certify that the within instrument was received and filed for record on the 30th day of April A.D., 1984 at 8:48 o'clock A M, and duly recorded in Vol M84, of Deeds on page 7089.

EVELYN BIEHN, COUNTY CLERK

by: Ann Smith, Deputy

Fee: \$ 8.00

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