

40064

KNOW ALL MEN BY THESE PRESENTS, That

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STEVENS-NESS LAW PUB. CO., PORTLAND, ORE.

to grantor paid by MARTIN MELSNESS AND DELIA MELSNESS, hereinafter called the grantor, for the consideration hereinafter stated, 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:

BEGINNING AT A POINT ON THE SOUTHERLY LINE OF AGER STREET WHICH IS NORTH 88°20' WEST, 190 FEET FROM THE WESTERLY LINE OF THAT CERTAIN TRACT OF LAND HERETOFORE CONVEYED BY J.C. EDSALL, ET AL., TO C.W. WOODCOCK BY DEED DATED JULY 24, 1935, AND RECORDED IN DEED VOLUME 105 PAGE 72, RECORDS OF KLAMATH COUNTY, OREGON; THENCE ALONG THE SOUTHERLY LINE OF AGER STREET NORTH 88°20' WEST 60 FEET; THENCE SOUTHERLY PARALLEL WITH THE WESTERLY LINE OF SAID WOODCOCK PROPERTY 150 FEET; THENCE SOUTH 88°20' EAST 60 FEET MORE OR LESS, TO THE WESTERLY LINE OF THAT PARCEL OF LAND HERETOFORE SOLD TO ELMER ALDEN SEYMOUR, ET UX., THENCE NORTHERLY ALONG THE WESTERLY LINE OF SAID SEYMOUR PROPERTY 150 FEET MORE OR LESS, TO THE POINT OF BEGINNING, BEING A PORTION OF LOT 1, SECTION 3, TOWNSHIP 37 SOUTH, RANGE 14 E.W.M.

84 AUG 15 PM 2 34

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 EXCEPT AS NOTED OF RECORD AS OF THE DATE OF THIS DEED AND THOSE APPARENT UPON THE LAND, IF ANY, AS OF THE DATE OF THIS DEED.

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 \$1,500.00. However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which).

In construing this deed and where the context so requires, the singular includes the plural. Witness grantor's hand this 23 day of APRIL, 1984.

STATE OF OREGON, County of Klamath

Personally appeared the above named ROBERT MELSNESS AND ROWENA MELSNESS

and acknowledged the foregoing instrument to be THEIR

(OFFICIAL SEAL) PUBLIC OFFICE OF OREGON

Before me, Notary Public for Oregon My commission expires 10-1-85

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

ROBERT MELSNESS ET EX
10595 Hill RD
Klamath Falls, Oregon 97603

MARTIN MELSNESS ET UX
P.O. Box 41
Bly, OR 97622

After recording return to:

MARTIN MELSNESS
P.O. BOX 41
BLY, OR 97622

Until a change is requested all tax statements shall be sent to the following address.
MARTIN MELSNESS
P.O. BOX 41
BLY, OR 97622

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 15 day of August, 1984, at 2:34 o'clock P.M., and recorded in book M84 on page 14013 or as file/reel number 40064.

Record of Deeds of said county. Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
Recording Officer
By Pam Smith Deputy

Fee: \$4.00
Index: \$1.00

cal 5.00