

46223

Vol. 185 Page 2739

KNOW ALL PERSONS BY THESE PRESENTS, made this 25th day of Jan, 1985, that Lydia V. McKeehan, the Executrix of the Estate of MARTHA G. MCKEEHAN, Deceased, Grantor, does hereby distribute and convey unto BLOSSUM D. HESS and NORMAN D. MCKEEHAN, Grantees, all right, title, estate and interest of said Decedent and her Estate in and to the property described on Exhibit "A" hereto.

TO HAVE AND TO HOLD the said premises and their appertenances unto the said Grantees, their heirs, devisees and grantees forever.

This conveyance is made in accordance with the Decree of Final Distribution made on December 13, 1984 by the Circuit court of the State of Oregon for Klamath County in the Matter of the Estate of Martha G. McKeehan, deceased, No. 84-32-PR in said Court and I certify that no consideration as defined by ORS 93.030 has been paid for this property.

WITNESS the hand of the Executrix the date first herein written.

Lydia V. McKeehan
Lydia V. McKeehan
as Executrix of the Estate
of Martha G. McKeehan

STATE OF OREGON)
) SS
County of Klamath)

On this 25 day of January, 1985, personally appeared Lydia V. McKeehan, known to me to be the person described in the foregoing Instrument and acknowledged that she executed the same in the capacity therein stated and for the purposes therein contained. BEFORE ME:

(SEAL)

Wm M Ganong
Notary Public for Oregon

After recording return to:

WM. M. GANONG
ATTORNEY AT LAW
1191 PINE STREET
KLAMATH FALLS, OR.
97601
(503) 882-7238

Wm. M. Ganong-Attorney
P. O. Box 57
Klamath Falls, OR 97601

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EXHIBIT "A"

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DESCRIPTION

A parcel of land situated in Lot 7 of Section 6, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, and being more particularly described as follows:

Beginning at a point on the north right of way line of Hilyard Avenue, said point being N.00°15'45"W., 30.00 feet and S.89°59'00"E., 68.00 feet from the southwest corner of said Section 6; thence S.89°59'00"E., 132.00 feet along a line parallel with and 30.0 feet distant from the south line of said Lot 7 of Section 6; thence N.00°15'45"W., 400.63 feet parallel with the west line of said Lot 7; thence N.88°36'25"W., 95.15 feet to a 5/8" iron rod; thence N.00°15'45"W., 228.00 feet parallel with the west line of said Lot 7, to a point on the southerly right of way line of the Enterprise Irrigation District Canal; thence N.88°36'25"W., 2.00 feet to an angle point in said right of way; thence N.75°36'24"W., 106.35 feet along said right of way to its intersection with the west line of said Lot 7; thence S.00°15'45"E., 450.37 feet along said west line to a point that is N.00°15'45"W., 237.00 feet from the southwest corner of said Section 6; thence S.89°59'00"E., 68.00 feet parallel with the south line of said Lot 7; thence S.00°15'45"E., 207.00 feet parallel with the west line of said Lot 7 to the point of beginning, with said parcel containing 2.105 acres; RESERVING therefrom a non-exclusive easement for ingress and egress 20 feet in width and approximately 401 feet in length along the easterly boundary of the above described property between Hilyard Avenue and property now owned by the Grantor;
SUBJECT TO the following exceptions:

1. Reservations, restrictions, regulations, easements and rights of way of record and those apparent on the land;
2. Real property taxes, levies and assessments for 1984-85 which are now a lien but are not yet payable;
3. The AS IS condition of the above described property and the improvements located thereon; and
4. The following statement required by law:

"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 22nd day of February A.D. 19 85
at 1:53 o'clock P M, and duly
recorded in Vol. M85 of Deeds
Page 2739

EVELYN BIEHN, County Clerk

By [Signature] Deputy

Fee 9.00