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MTC-14491

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2795

KNOW ALL MEN BY THESE PRESENTS, That HENRY E. McCOLLUM and BETTY J. McCOLLUM, husband and wife,

to grantor paid by DONNEAL HYDE and ESTHER E. HYDE, husband and wife,

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 there unto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

That certain real property situated in Klamath County, Oregon, more particularly described in Exhibit A attached hereto and made a part hereof as if fully written herein.

(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

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 \$ 31,122.00

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

WITNESS grantor's hand this 18th day of January, 1973

Henry E McCollum
Betty J McCollum

STATE OF OREGON, County of Klamath) ss.

Personally appeared the above named Henry E. McCollum and Betty J. McCollum, husband and wife,

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

Before me: Marjorie Stambaugh
Notary Public for Oregon

My commission expires 1-30-74

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.

WARRANTY DEED

HENRY E. McCOLLUM
BETTY J. McCOLLUM

TO

DONNEAL HYDE

ESTHER E. HYDE

AFTER RECORDING RETURN TO

Northwest Escrow Inc.
1307 Lincoln St.
Eugene, OR 97401

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 _____ on page _____ or as filing fee number _____, Record of Deeds of said County.

Witness my hand and seal of County affixed.

By _____ Title _____
Deputy

(DON'T USE THIS SPACE; RESERVED FOR RECORDING LABEL IN COUNTIES WHERE USED.)

85 FEB 25 AM 11-08

The following described real property in Klamath County, Oregon:

PARCEL 1:

Beginning at a point on the Easterly right of way line of the Dalles-California Highway, which point bears South along the Section line, 1667.8 feet, and East, 491.6 feet from the Section corner common to Sections 17, 18, 19 and 20, Township 28 South, Range 8 East of the Willamette Meridian; thence South 16° 53' 30" West, along the Easterly right of way line of said highway, 100 feet; thence South 73° 06' 30" East 150 feet; thence North 16° 53' 30" East parallel to the highway, 100 feet; thence North 73° 06' 30" West, 150 feet to the point of beginning; being a portion of the W 1/2 NW 1/4 of Section 20, Township 28 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 2:

The North one-half of the following described real property, to wit:

Beginning at a point on the Southeasterly right of way boundary of the Dalles-California Highway in the SW 1/4 NW 1/4 of Section 20, Township 28 South, Range 8 East of the Willamette Meridian; which point of beginning is North, 940.3 feet; thence East 482.9 feet; and thence South 16° 55' West 70.1 feet from the one-quarter corner common to Sections 19 and 20 in said Township and Range; thence South 16° 55' West along said right of way boundary a distance of 50 feet; thence South 73° 05' East 150 feet; thence North 16° 55' East 50 feet; thence North 73° 05' West 150 feet, more or less, to the point of beginning, being a portion of the SW 1/4 NW 1/4 of Section 20, Township 28 South, Range 8 East of the Willamette Meridian.

Subject to:

1. An easement created by instrument, including the terms and provisions thereof, dated November 11, 1966, recorded November 29, 1966 in Book M-66 at page 12044, Microfilm Records, in favor of Crown Zellerbach Corporation, a Nevada corporation for right of way over subject property.
2. An easement created by instrument, including the terms and provisions thereof, dated November 18, 1970, recorded April 2, 1971 in Book M-71 at page 2756, Microfilm Records, in favor of Beaver State Telephone Company for right of way over subject property.
3. Reservations, restrictions and conditions as set forth in deed from TOMMY FORREST COBLE and ULDEAN COBLE, husband and wife, to HENRY E. McCOLLUM and BETTY J. McCOLLUM dated July 20, 1971, recorded in Volume M-71, page 7793, Book of Records, Klamath County, Oregon, Instrument No. 54675.

STATE OF OREGON: COUNTY OF KLAMATH:ss

I hereby certify that the within instrument was received and filed for record on the 25th day of February A.D., 19 85 at 11:08 o'clock A M, and duly recorded in Vol. M85, of Deeds on page 2795.

EVELYN BIEHN, COUNTY CLERK

by: Pam Smith, Deputy

Fee: \$ 9.00