

OA

50043

WARRANTY DEED

Vol. 185 Page 9269

KNOW ALL MEN BY THESE PRESENTS, That CLAUDE W. CROSS and VIRGINIA CROSS, husband and wife hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ERNIE L. MACKENZIE and MARLENE M. MACKENZIE, 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:

SEE ATTACHED EXHIBIT "A"

(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

SEE ATTACHED EXHIBIT "A"

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 \$125,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which). (The sentence between the symbols ①, if not applicable, should be deleted. See ORS 93.030.)

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 19th day of June, 1985; 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.

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.

Claude W. Cross
Virginia Cross

STATE OF OREGON, }
County of Klamath } ss.
June 19, 1985

Personally appeared the above named
Claude W. Cross and Virginia Cross

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

Before me,
(OFFICIAL SEAL) *Arline Tucker*
Notary Public for Oregon
My commission expires 6/16/88

STATE OF OREGON, County of _____ ss.
_____, 19____

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 affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf 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 me:
Notary Public for Oregon
My commission expires: _____

(OFFICIAL SEAL)

(If executed by a corporation, affix corporate seal)

Cross

GRANTOR'S NAME AND ADDRESS

MacKenzie

GRANTEE'S NAME AND ADDRESS

After recording return to:

Klamath First Federal

540 Main Street, KFO

NAME, ADDRESS, ZIP

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

Klamath First Federal

540 Main, KFO

NAME, ADDRESS, ZIP

STATE OF OREGON, } ss.

County of _____
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 fee/file/instrument/microfilm/reception No. _____, Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME _____ TITLE _____
By _____ Deputy

SPACE RESERVED
FOR
RECORDER'S USE

9270

EXHIBIT "A"

A parcel of land in the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 9, Township 39 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point which is South 88° 58' East a distance of 30.0 feet and North 0° 06' East a distance of 892.56 feet from the South-west corner of said SE $\frac{1}{4}$ of the NW $\frac{1}{4}$, said point also being on the East right of way line of Pine Grove Road; thence North 0° 06' East along said East line a distance of 200.64 feet; thence leaving said East line and running South 89° 18' East, a distance of 297.2 feet; thence South 0° 06' West a distance of 201.11 feet; thence North 89° 13' West a distance of 297.2 feet to the point of beginning.

RESERVING the East 30.0 feet for a non-exclusive road easement.

SUBJECT TO:

1. The rights of the public in and to that portion of the above property lying within the limits of roads and highways.
2. An easement created by instrument, including the terms and provisions thereof,

Dated : June 23, 1942
 Recorded : August 1, 1942
 Book : 149
 Page : 42
 In favor of : Pacific Telephone and Telegraph Company
 For : Pole line over the SE $\frac{1}{4}$ NW $\frac{1}{4}$

3. An easement created by instrument, including the terms and provisions thereof,

Dated : July 15, 1958
 Recorded : July 23, 1958
 Book : 301
 Page : 222
 In favor of : California Oregon Power Company
 For : Right of way over E $\frac{1}{2}$ NW $\frac{1}{4}$

4. An easement created by instrument, including the terms and provisions thereof,

Dated : June 10, 1960
 Recorded : June 24, 1960
 Book : 322
 Page : 250
 In favor of : The California Oregon Power Company
 For : Right of way over E $\frac{1}{2}$ NW $\frac{1}{4}$

5. An easement created by instrument, including the terms and provisions thereof,

Dated : March 16, 1977
 Recorded : March 16, 1977
 Book : M-77
 Page : 4490
 In favor of : General Public
 For : 30 foot road easement

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record .. June A.D. 19 85 at 11:14 o'clock A.M., and
 this 19th day of June 1985 of Deeds on Page 9269.
 duly recorded in Vol. M85
 By Evelyn Biehn County Clerk
 Fee: \$9.00