

50992

WARRANTY DEED

Vol. 1185 Page 11000

KNOW ALL MEN BY THESE PRESENTS, That PELICAN BUTTE DEVELOPMENT COMPANY, a partnership

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by GARY M. STRONG and MARION L. STRONG, 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 DESCRIPTION

(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 Rights of the public; Easement in Deed Vol. 52, pg. 367; Easement recorded Aug. 31, 1931, Bk 96, pg 67; Easement recorded Aug. 31, 1931, Bk 96, pg 75; Easement recorded May 28, 1952, bk 255 at pg 1; Subject to interest of the Heirs and Devisees of Annie Derham aka Annie Durham LAKE SIDE ADDITION 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 \$10,000.00. However, the actual consideration consists of or includes other property or value given or provided to which the whole consideration (including which other property or value given or provided to which the whole consideration) is added to make the total consideration of \$10,000.00.

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 15 day of April, 1977; 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.

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,)
County of Klamath) ss.
April 15, 1977

STATE OF OREGON, County of) ss.
Personally appeared _____, 19____

_____ 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 _____

Personally appeared the above named _____ and _____ and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: _____
(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires: 5/26/78

_____ 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: _____
(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires: _____

GRANTOR'S NAME AND ADDRESS

Gary & Marion L. Strong
P.O. Box 1213
Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:
Gary M. & Marion L. Strong
P.O. Box 1213
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

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

Gary M. & Marion L. Strong
P.O. Box 1213
Klamath Falls, OR 97601

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 _____ on page _____ or as file/reel number _____.

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

By _____ Recording Officer
Deputy

SPACE RESERVED
FOR
RECORDER'S USE

11000

WARRANTY DEED

20335

11001

EXHIBIT A

All that portion of the following described property which lies South of a line running East and West parallel to the North and South lines of Lot 2 (SW $\frac{1}{4}$ SW $\frac{1}{4}$) of Section 32, Township 38 South, Range 9, E.W.M., said line being midway between said North and South lines:

Beginning at the Northwest corner of Lot 2 (SW $\frac{1}{4}$ SW $\frac{1}{4}$) of Section 32; thence East along the North lot line to the most Westerly line of Block 9 of Lakeside Addition to the City of Klamath Falls, Oregon; thence Southeasterly along said Westerly line to the Southwest corner of Lot 4 in said Block 9; thence Northeasterly along the South line of said Lot 4 and of South Georgia Street 150 feet, more or less, to the Southwest corner of Lot 4 in Block 8 of Lakeside Addition; thence Southeasterly along the Easterly line of South Georgia Street extended 250 feet; thence Northeasterly at right angles to said Georgia Street 100 feet, more or less, to the Westerly line of South Rogers Street; thence Southeasterly along Rogers Street 50 feet; thence Southwesterly at right angles to said Street 100 feet; thence Southeasterly parallel to and 100 feet from said Rogers Street 420 feet; thence Northeasterly at right angles 100 feet to the Westerly line of South Rogers Street extended; thence Northwesterly along said line 60 feet; thence Northeasterly 50 feet, more or less, to the Southwest corner of Lot 22 in Block 7 of Lakeside Addition; thence Southeasterly along the Easterly line of said South Rogers Street extended to the South line of Section 32; thence Westerly along said section line to the Southwest corner of Section 32; thence North along the section line between Sections 31 and 32 to the point of beginning. SAVING AND EXCEPTING all that portion of Lot 13 in Block 9 of vacated Lakeside Addition to the City of Klamath Falls, Oregon, which lies South of a line running East and West parallel to the North and South lines of Lot 2 (SW $\frac{1}{4}$ SW $\frac{1}{4}$) Section 32, Township 38 South, Range 9, E.W.M., said line being midway between said North and South lines.

SUBJECT TO: Reservations, restrictions, easements and rights of way of record or apparent on the land.

STATE OF OREGON; COUNTY OF KLAMATH; ss

Filed for record

this 12th day of July A.D. 1985 at 1:43 o'clock PM, and
duly recorded in Vol. M85 of Deeds on Page 11000

EVELYN BIEHN, County Clerk

By Bernetha A. Ketch

Fee \$9.00

STATE OF OREGON

I certify that the within instrument was received for record on the day of 1985 at o'clock PM, and recorded in book on page of the Record of Deeds of said county. Witness my hand and seal of County aforesaid.

Recording Officer
Deputy

RECORDED
FOR
SPACE RESERVED

GARY L. BARTON L. STONG
P.O. Box 1215
Klamath Falls, OR 97601

GARY L. BARTON L. STONG
P.O. Box 1215
Klamath Falls, OR 97601

Send a change of address to the following address:

GARY L. BARTON L. STONG
P.O. Box 1215
Klamath Falls, OR 97601