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ASPEN M-28975
WARRANTY DEEDVol. M85 Page 11274

KNOW ALL MEN BY THESE PRESENTS, That MURL C. METZ and SHIRLEY P. METZ, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by BOB LEE ALDRIDGE and KATHERINE L. ALDRIDGE, 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:

FOR LEGAL DESCRIPTION SEE 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 Those set out in Exhibit "A" attached hereto

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 \$135,000.00

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 12 day of July, 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.

STATE OF OREGON, OREGON } ss.
County of Klamath
July 12, 19 85

Personally appeared the above named

Muri C. Metz andShirley P. Metz

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 3-22-89Muri C. Metz
Muri C. MetzShirley P. Metz
Shirley P. Metz

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:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

(If executed by a corporation, affix corporate seal)

Muri C. Metz & Shirley P. Metz3717 Beverly DriveKlamath Falls, Oregon 97601

GRANTOR'S NAME AND ADDRESS

Bob L. Aldridge & Katherine L. Aldridge4506 Taft StreetAnchorage, Alaska 99503

GRANTEE'S NAME AND ADDRESS

After recording return to:

Bob L. & Katherine L. Aldridge4506 Taft StreetAnchorage, Alaska 99503

NAME, ADDRESS, ZIP

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

As Above

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/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

PARCEL 1:

Lots 4, 5 and 6, Block 4, BEVERLY HEIGHTS, in the County of Klamath, State of Oregon.

PARCEL 2:

A tract of land situated in the SW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 27, Township 38 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, described as follows:

Beginning at a 5/8 inch iron pin which is located West 30.00 feet and North 00°46'00" East 60.01 feet from the Southeast corner of SW $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section 27; thence West 291.59 feet to a 5/8 inch iron pin; thence North 00°15'50" West 296.06 feet; thence East 296.92 feet; thence South 0°46'00" West 296.09 feet to the true point of beginning.

PARCEL 3:

The following described property in Klamath County, Oregon:

Beginning at the Southeast corner of the SW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 27, Township 38 South, Range 9 East of the Willamette Meridian, beginning at a point 30 feet West and 60.01 feet North of said corner; thence running North paralleling quarter line 956.9 feet; thence West 308.836 feet; thence South 956.76 feet; thence East 291.58 feet to the point of beginning, being in the SW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 27, Township 38 South, Range 9 East of the Willamette Meridian.

EXCEPTING THEREFROM, the following:

Beginning at a 5/8 inch iron pin which is located West 30.00 feet and North 00°46'00" East 60.01 feet from the Southeast corner of SW $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section 27; thence West 291.59 feet to a 5/8 inch iron pin; thence North 00°15'50" West 296.06 feet; thence East 296.92 feet; thence South 0°46'00" West 296.09 feet to the true point of beginning.

PARCEL 4:

A tract of land situated in the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 27, Township 38 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the Northeast corner of Lot 6, Block 4, BEVERLY HEIGHTS, said point being 30.00 feet West of the Southeast corner of the said SW $\frac{1}{4}$ of the SE $\frac{1}{4}$; thence West 310.42 feet to the Northwest corner of said Lot 6; thence North 18°07' East 63.13 feet to the Southwest corner of that tract of land described in deed volume 299 at page 331, Klamath County Deed Records; thence East 291.59 feet to the Southeast corner of said tract; thence South 00°46' West 60.01 feet to the point of beginning, with bearings based on said Beverly Heights subdivision.

SUBJECT TO:

1. Conditions, restrictions as shown on the recorded plat of Beverly Heights.
2. Right of way for natural gas lines, including the terms and provisions thereof granted to El Paso Natural Gas Company, recorded July 24, 1961 in Book 331 at page 208, Deed Records.
3. Trust Deed, including the terms and provisions thereof to secure the amount noted below and other amounts secured thereunder, if any:

Grantor : Murl C. Metz and Shirley P. Metz, husband and wife
 Trustee : William Ganong, Jr.
 Beneficiary : First Federal Savings and Loan Assn. of Klamath Falls, OR
 Dated : November 14, 1972 Recorded: November 16, 1972
 Book: MO72 Page 13265 Amount: \$28,000.00 (Affects Parcel 2)

WHICH, THE GRANTEE HEREIN AGREES TO ASSUME AND PAY ACCORDING TO THE TERMS AND PROVISIONS THEREIN.

4. Subject to the rules and regulations of Fire Patrol District.
5. Regulations, including levies, liens and utility assessments of the City of Klamath Falls.
6. An easement created by instrument, including the terms and provisions thereof
 Dated : May 19, 1942 Recorded : August 1, 1942
 Book: 149 Page: 52
 In favor of : The Pacific Telephone and Telegraph Company *SPM*
 (No exact location given)

M.C.M.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

11276

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of July A.D., 19 85 at 10:52 o'clock A M., and duly recorded in Vol. M85 of Deeds on Page 11274

FEE \$13.00

Evelyn Biehn County Clerk

By Pam Smith

Plaintiff, Beverly Heights, in the County of Klamath, Oregon, vs. Defendant, Beverly Heights, in the County of Klamath, Oregon. This is a bill of partition and sale of real property. The property is located in the County of Klamath, Oregon, and is described as follows: ...

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