By Deputy

51149

ASPEN M-28975 WARRANTY DEED Vol. m& 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"

공연 그 사람이 하다면 하는 그 사람들이 하는 하는 하는 사람이 얼굴하고 있다. 그는 사람들이 되었다.		• · · ·
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그 가는 마니트 이번 노력을 보고를 되게 그르고 있다.		
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In Witness Whereof, the grantor has executed if a corporate grantor, it has caused its name to be	e signed and seal affixed by its officer	s, duly authorized thereto by
order of its board of directors.		
	ANY Muri C. Metz	
THIS INSTRUMENT DOES NOT GUARANTEE THAT PARTICULAR USE MAY BE MADE OF THE PROPE	ERTY Muri C. Metz	
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PLANNING DEPARTMENT TO VERIFY APPROVED U	0363.	
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NAME, ADDRESS, ZIP

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

## PARCEL 2: SIL

A tract of land situated in the SW4SE4 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  $00^{\circ}46'00"$  East 60.01 feet from the Southeast corner of  $SW_4SE_4$  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 SW4SE4 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 SW4SE4 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 SW4SE4 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 SW4 of the SE4 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% of the SE%; 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.
- 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.
- Trust Deed, incuding 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
  - 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.
- Regulations, including levies, liens and utility assessments of the City of Klamath Falls
- An easement created by instrument, including the terms and provisions thereof : May 19, 1942 Recorded : August 1, 1942 Page: 52
  - : The Pacific Telephone and Telegraph Company In favor of (No exact location given)

M.C.M.

angu arleilike 11275 : เมือบสลัฐ s and a, Block h, Edvener Meldins, in the County of Klamath, -Magand to briefe siblated if the SW1SW1 of Section 27, Townsin 5 Finerth, Last of the County of Finerth, 11276 ores as Total in district described as follows: STATE OF OREGON: COUNTY OF KLAMATH: Filed for record at request of July _. A.D., 19 85 at _ 10:52 o'clock A M., and duly recorded in Vol. Deeds on Page 11274
Evelyn Biehn County Clerk \$13.00 Ву ____ enset the restrict of the swilling of their ton reprose is the real fill beneficially in the manage of the standard of was a set bo. 62 feet North of said comercifichence romains continue grantico presenta con constante de la companio de la constante de la call the research of the contraction : e (6 test tron plu which in loughed West Sharw two: 10.07 test of the Cousteast correct of Skishk of the Cousteast correct of Skishk of the court of The citysted in the SWV or the SWG of Section SY, "easting is a section of the swift, and the sum of the standing of the standing of the section of the sect Pacture of the Continent contain of that for the problem as the contains ection of the contracts corner of the boundard corner of the said of the said of the said of the said of the boundard corner of the said of the Machinest corner of the said of the Machinest corner of the said of the best first fortile of the Base of the said described in deed worther 20 at pass in the said of the sai care Councy level Becords; thence east 29154 feet to the Sections of the Councy in a second to the South 90° 46 f West 60.00 (see no the point to the councy the second on gold Beverly Helphus subdivision. 1. Conditions restrictions as shown on the recorded plat of Beverly Heights. that of a principal as lines, including the terms and provisions thereof were no it pass Carberl Gas Company, recorded July 24, 1961 in Book 331 at ivest peed, including the terms and provisions thereof to secure the amount noted Calyrogest boss, incl. 1920 nead the other amounts secured thereunder, if any: : Muri C. Merz and Shirley P. Notz, husband and wille William Comong, Jr.

HIGH Sedenal Snyings and Loan Assn. of Klamath Palls, OR Sedenal Palls Sedenal 

segni come a sing levies, items and neility assessments of the City of Klamath Falls in succession and each of instrument, facileding the terms and provisions thereof Recorded . . . August 1, 1942. 

and Pacific Telephone and Tolograph Company of in avver be To exact bound form given)

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