

54992

-WARRANTY DEED-

Vol. 185 Page 12250

WILLIAM OSCAR TRENT and MARY FRANCES TRENT, husband and wife,
Grantors, convey to MABEL McMELLIN, Grantee, all that real property
situate in the County of Klamath, State of Oregon, described as:

PARCEL 1. A tract of land in Government Lot 1 of Section 5, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows: Commencing at the Northwest corner of said Section 5; thence East 1908.8 feet, along the North line of said section, to an intersection with the center line of the Riverside Spur Tract of the Great Northern Railway Company; thence South 21°35' East, along the said center line 657.83 feet; thence South 68°25' West 22.5 feet to the Northeast corner of a tract of land conveyed to the Natural Gas Corporation of Oregon by deed recorded October 27, 1930, in Deed Book 93, page 171; thence South 68°25' West 68.19 feet; thence North 14°00' West 103 feet to the true point of beginning of the tract to be herein described; thence South 87°00' West, along the Southerly boundary of a tract formerly owned by said Railway Company, 231.0 feet to a point on the Easterly boundary of the right of way of the Klamath Falls-Ashland Highway; thence North 23°50' West along the said highway right of way line, 105.8 feet to the center line of a certain roadway easement 24 feet in width as reserved in a deed recorded August 17, 1955, in Volume 276, page 484, Deed Records; thence North 81°40' East, along said center line, 113.5 feet; thence South-easterly on said center line, along a 32° curve to the right, through an angle of 67°24' for a distance of 210.6 feet; thence Southeasterly on said center line and tangent to said curve to a point in the Southerly boundary of said tract formerly owned by said Railway Company from which the true point of beginning herein bears South 87°00' West; thence South 87°00' West 28.6 feet to the true point of beginning, EXCEPT FROM the foregoing described tract that part lying Northerly and Northeasterly of a line drawn parallel with and 12 feet South-erly from (when measured at right angles to) the Northerly and Northeasterly line of said herein described tract.

PARCEL 2: All that portion of Lot 1, Section 5, Township 39 South, Range 9 E.W.M. described as follows: Beginning at a point in the East line of the county road leading from Klamath Falls to Keno, which point is South 7°3' East 92.2 feet; South 14°30' East 312.55 feet; South 23°50' East 179.6 feet along the East line of said county road from the intersection thereof with the North line of said Lot 1, Section; thence from said point of beginning North 87°00' East 231.0 feet along the Southerly boundary of the C. R. DeLap Tract; thence South 14°00' East 103.0 feet; thence South 62°23' West 77.0 feet; thence South 83°52' West 101.8 feet, more or less, to the East line of the State Highway; thence along said East line of the State Highway North 32°25' West 160.0 feet to the point of beginning, containing 0.60 acre of land, more or less, located in Klamath County, Oregon

PARCEL 3: An irregular tract of land situated in Lot 1, Section 5, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows: Beginning at a point of intersection of the North line of Lot 1, Section 5, and the East line of the county road leading from Klamath Falls to Keno; thence South 7°3' East, 92.2 feet; thence South 14°30' East, 312.55 feet; thence South 23°50' East, 179.6 feet; thence North 87°00' East, 231.0 feet along the Southerly

WILLIAM P. BRANDNESS
ATTORNEY AT LAW
411 PINE STREET
KLAMATH FALLS, OREGON 97601

1. WARRANTY DEED

*after recording send to
Calvin Bridgstock
2355 Marina Dr
Klamath Falls, OR 97603*

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boundary of the C. R. Delap tract to the true point of beginning for this description; thence continuing North 87°00' East, 15.41 feet to a point on the West line of a 24-foot road right of way; thence South 30°56' East along said West line of said road right of way; thence South 30°56' East along said West line of said road right of way, 98.62 feet; thence South 68°25' West, 43.87 feet; thence North 14°00' West, 103.00 feet to the true point of beginning.

The true and actual consideration for this transfer is Sixty Seven Thousand Six Hundred Thirty-Three & 30/100ths (\$67,633.30) DOLLARS.

Until a change is requested, all tax statements shall be mailed to the following address:

DATED this 20 day of June, 1975.

STATE OF OREGON }
County of Klamath } ss.

20 June, 1975.

Personally appeared the above-named WILLIAM OSCAR TRENT MARY FRANCES TRENT, husband and wife, and acknowledged the foregoing instrument to be their voluntary act. Before me.

[Signature]
Notary Public for Oregon
My Commission expires 8-1-78



*After recording, send to
Calvin Bridgestock
2355 Marisa Drive
Klamath Falls, OR, 97603*

STATE OF OREGON: COUNTY OF KLAMATH: ss.
Filed for record at request of November of 1975

ATTEST: ATTEST
FEE: \$9.00
A.D. 19 85 at 10:24 o'clock A.M., and duly recorded in Vol. M85 the 1st day of November on Page 17750
By Evelyn Biehn County Clerk
[Signature]