

54993

## WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That Mabel McMellin  
 hereinbefore called the grantor, for the consideration hereinafter stated, to grantor paid by Calvin A. Bridgestock, hereinbefore 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 thereto belonging or appertaining, situated in the County of Klamath, and State of Oregon, described as follows, to-wit: said PARCEL being lot 18 of 30 acre tract of land in Government Lot 1 of Section 5, Township 39 South, Range 1 East, of the Willamette Meridian in Klamath County, Oregon, described as follows: commencing at the Northwest corner of said Section 5; thence East 1908.82 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, thence South 21° 35' East, along 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, at page 171; thence South 68° 25' West 16.19 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, (for continuation of this document see reverse side of this deed) (S. 1802  
 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, except as noted of record as of the date of this deed and those apparent upon the land, if any, as of the date of this deed; and shall set up no claim against the said grantee 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 \$30,000.00. (However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration indicated which) (The sentence between the symbols @, 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 9<sup>th</sup> day of September, 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.  
 September 9, 1977

Personally appeared the above named  
 Mabel McMellin

I, , acknowledge the foregoing instrument to be my voluntary act and deed.

Before me:  
 OFFICIAL SEAL  
 Notary Public for Oregon  
 My commission expires: 9-21-81

STATE OF OREGON, County of \_\_\_\_\_, 19\_\_\_\_\_, ss.

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:

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

Calvin Bridgestock  
 3355 Marada Dr.  
 Klamath Falls, Ore. 97603  
 NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

SPACE RESERVED  
 FOR  
 RECORDER'S USE

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.

Recording Officer  
 Deputy

RECEIVED  
Klamath County Deeds

REC'D BY MAIL

SEARCHED  
17753

231.0 feet to a point on the Easterly boundary of the right of way of the Klamath Falls Ashland Highway; thence North  $23^{\circ} 50'$  West, along the said highway right of way line, 105.8 feet to the center line of a certain 18' roadway easement 24' feet in width as reserved in a deed recorded August 17, 1955 in Book 276 at page 484, Deeds Records; thence North  $81^{\circ} 40'$  East, green along said center line 113.5 feet; thence Southeasterly on said center line, along a 32° curve to the right, through an angle of  $67^{\circ} 24'$  for a distance of 210.6 feet; thence Southeasterly on said center line and tangent to said curve to a point on the Southerly boundary of said tract formerly owned by said Railway Company from which the true point of beginning herein bears South  $87^{\circ} 20'$  West; thence South  $18^{\circ} 100'$  West 28.6 feet to the true point of beginning of abeg running p[er] EXCEPT from the foregoing described tract that partly lies to the Northward and North Easterly and North Easterly of a line drawn parallel with and 12' feet from Southerly and North Easterly (when measured at right angles to) the Northerly and North Easterly line of said tract. All land less than 100' in width and no less than 100' in length is reserved to no person or persons for the use of the railway company.

PARCEL 291 has 1/4 acre of land described above.

All that portion of Section 5, Township 39 South, Range 9 East of the Willamette Meridian, 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  $7^{\circ} 13'$  East 192.2 feet; South  $14^{\circ} 30'$  East 312.55 feet and the intersection thereof with the North line of said county road from thence from said point of beginning North  $87^{\circ} 23'$  East 231.0 feet along the southerly boundary of the C. R. Delap Tract; thence South  $14^{\circ} 30'$  East 103.0 feet; thence South  $62^{\circ} 23'$  West 77.0 feet; thence South  $83^{\circ} 52'$  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  $32^{\circ} 25'$  West 160.0 feet to the point of beginning.

Subject however, to the following:

1. Taxes for the year 1977-78 are now a lien but not yet payable.
2. Reservations and restrictions, including the terms and provisions thereof, as shown in that certain deed executed by Great Northern Railway Company, a corporation, to Ralph M. Guthrie and Olise Clara Guthrie his wife, dated August 17, 1955 in Book 276 at page 484, Deed Records.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of  
of November

A.D. 19 85 at 10:24 o'clock A.M., and duly recorded in Vol. M85  
of Deeds on Page 17752

Evelyn Biehn County Clerk  
By *Peter Smith*

FEE \$9.00

NOTICE TO PUBLIC FOR RECORD  
MAY 10, 1985  
RECORDED BY THE CLERK OF THE COUNTY OF KLAMATH, OREGON  
FOR THE RECORDING OF THE DEEDS AND PLATTS  
RECORDED IN THIS OFFICE.  
RECORDED BY THE CLERK OF THE COUNTY OF KLAMATH, OREGON  
FOR THE RECORDING OF THE DEEDS AND PLATTS  
RECORDED IN THIS OFFICE.

STATE OF OREGON

County of Klamath  
I certify that the within instrument  
will be recorded for record on the  
10th day of May, 1985  
in the office of the  
Recorder of Deeds of said County.

Recording Officer  
Deputy Sheriff

RECORDED BY THE CLERK OF THE COUNTY OF KLAMATH, OREGON  
FOR THE RECORDING OF THE DEEDS AND PLATTS  
RECORDED IN THIS OFFICE.

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