

56644

WARRANTY DEED

Vol. M85 Page 20833

KNOW ALL MEN BY THESE PRESENTS, That Melvane D. Nitschelm

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Daniel Lee Eddy 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 EXHIBIT "A" DESCRIPTION

** This deed was prepared to replace Warranty Deed dated April 14, 1967 which was not recorded and is now lost. **

(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 EXCEPT THOSE APPARENT ON THE GROUND AND COMMON TO THE AREA.

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 \$ 145,000
However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which). (The sentence between the symbols ①, 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 23rd day of December, 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 WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

Melvane D. Nitschelm

STATE OF OREGON,

County of Klamath } ss.
December 23, 1985

Personally appeared the above named
Melvane D. Nitschelm

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

Before me,
(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires: 2/17/88

STATE OF OREGON, County of

Personally appeared

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

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,
Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

(If executed by a corporation, affix corporate seal)

Melvane D. Nitschelm

GRANTOR'S NAME AND ADDRESS

Daniel Lee Eddy

GRANTEE'S NAME AND ADDRESS

After recording return to:

Daniel Lee Eddy
1663 Greensprings Dr.
Klamath Falls, OR 97601
NAME, ADDRESS, ZIP

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

Daniel Lee Eddy
1663 Greensprings Dr.
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 1985, at o'clock M., and recorded in book/reel, volume No. on page or as fee/tile/instrument/microfilm/reception No. Record of Deeds of said county.

Witness my hand and seal of County affixed.

By _____ Deputy

85 DEC 24 AM 9 37

EXHIBIT "A"

20834

The following described real property in Klamath County, Oregon:

All that portion of Lot 3 described as follows:

Beginning at the Northeast corner of SW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 5; thence North 45° West 446.5 feet more or less to the right of way of the State Highway; thence Easterly and Northerly along the Easterly boundary of said right of way 812 feet more or less to a point where a line 450 feet South of and parallel to North line of Lot 3 intersects the said Easterly boundary of said Highway right of way; thence Easterly 123 feet more or less to East boundary of said Lot 3; thence Southeasterly and Southerly along the Easterly boundary of said Lot 3 to the Southeast corner of said Lot 3; thence West along the South line of said Lot 3 to point of beginning.

EXCEPTING however from above parcel all the portion of Lot 3 in Section 5, Township 39 South, Range 9 described as follows:
Beginning at a point where a line 450 feet South of and parallel to the North line of said Lot 3 intersects the Easterly boundary of State Highway right of way; thence East 123 feet more or less to the Easterly boundary of said Lot 3; thence South 55° 45' East a distance of 744 feet more or less along the Easterly boundary line of said Lot 3, to the meander corner; thence South 25° East along the meander line a distance of 251.5 feet; thence North 56° 50' West a distance of 918.6 feet more or less to an intersection with the Easterly right of way line of said State Highway; thence North 27° 30' West along the Easterly boundary of State Highway right of way a distance of 163 feet more or less to the point of beginning.

David L. Eddy
David L. Eddy

Henry R. Nitschelm
Henry R. Nitschelm

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ the 24th day
of December A.D., 19 85 at 9:37 o'clock A.M., and duly recorded in Vol. 485
of _____ Deeds on Page 20833.

FEE \$9.00

Evelyn Biehn, County Clerk
By *[Signature]*