

61398

Vol. M80 Page 8316

KNOW ALL MEN BY THESE PRESENTS, That JAMES L. ALBION and HELEN M. ALBION, husband and wife hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by WILLIAM M. DOLINSKY and RITA SUE DOLINSKY, 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:

SEE LEGAL DESCRIPTION ON THE REVERSE SIDE OF THIS DEED

Subject to:

Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads, or highways.  
 Agreement for Easement, including the terms and provisions thereof,  
 Dated: April 23, 1980  
 Recorded: May 5, 1980  
 Volume: M80, page 8260, Microfilm Records of Klamath County, Oregon  
 In favor of: Clarence R. Wells For: ingress and egress

MOUNTAIN TITLE COMPANY

"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."

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 stated above and those apparent upon the land, if any, as of the date of this deed 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 \$ 42,500.00. 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 14th day of May, 1986; 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)

James L. Albion  
 JAMES L. ALBION

Helen M. Albion  
 HELEN M. ALBION

STATE OF OREGON, County of Klamath, ss.  
 Personally appeared \_\_\_\_\_, 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 \_\_\_\_\_

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: 11/16/87

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

James L. Albion & Helen M. Albion  
 1725 Chinchilla Way  
 Klamath Falls, OR 97603

GRANTOR'S NAME AND ADDRESS

William M. Dolinsky & Rita Sue Dolinsky  
 P.O. Box 512  
 Chiloquin, OR 97624

GRANTEE'S NAME AND ADDRESS

After recording return to:

SAME AS GRANTEE

NAME, ADDRESS, ZIP

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

SAME AS GRANTEE

NAME, ADDRESS, ZIP

STATE OF OREGON, ss.

County of \_\_\_\_\_

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.

By \_\_\_\_\_ Recording Officer  
 Deputy

8152 - continued from the reverse side of this deed -

LEGAL DESCRIPTION:

A portion of that tract of land described in Volume M80, page 24962, of Deed Records of Klamath County, Oregon, being the portion of the NW 1/4 of Section 34, Township 34 South, Range 7 East of the Willamette Meridian, more particularly described as follows:

Commencing at the Northwest corner of the above described tract of land, said corner marked with a 5/8" iron rod; thence North 89°48'06" East, 420.00 feet along the North boundary of said tract of land to a 5/8" iron rod and the true point of beginning of this description; thence continuing along said North boundary North 89°48'06" East, 474.26 feet to a 5/8" iron rod; thence South 00°05'25" East, 344.26 feet to a 5/8" iron rod on the South boundary of said tract of land; thence South 89°55'16" West, 344.90 feet along said South boundary to a 5/8" iron rod; thence North 20°44'15" West, 366.86 feet to the true point of beginning, with bearings based on Major Partition 81-10 on file in the office of the County Engineer.

SUBJECT TO: A road easement 30 feet in width for ingress and egress over and across the North 30 feet of the above described parcel.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of \_\_\_\_\_ the 15th day  
of May A.D., 19 86 at 8:30 o'clock A M., and duly recorded in Vol. M86  
of Deeds on Page 8316

FEE \$14.00

Evelyn Biehn, County Clerk  
By Ram Smith