

61946

62700

MELBA WINDSOR

KNOW ALL MEN BY THESE PRESENTS, That

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by RONALD L. MERMAN, hereinafter called and PEGGY J. MERMAN, husband and wife 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 as it appears on the reverse of this deed.

## 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 shown on the reverse of this deed and those of record and apparent upon the land, and that if any, as of the date of this deed, 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 \$ 28,000.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole or part of the consideration (indicate 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 29th 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)

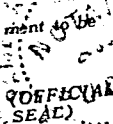
STATE OF OREGON,

County of Klamath, 5/30, 1986

Personally appeared the above named

Melba Windsor

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



Before me: Pamela Spencer  
Notary Public for Oregon  
My commission expires: 8/16/88

Melba Windsor

GRANTOR'S NAME AND ADDRESS

Ronald L. Merman & Peggy J. Merman  
P. O. Box 207  
Bonanza, OR 97623

GRANTEE'S NAME AND ADDRESS

After recording return to:

Grantee

NAME, ADDRESS, ZIP

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

Grantee

NAME, ADDRESS, ZIP

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

Personally appeared \_\_\_\_\_, 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:

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 \_\_\_\_\_ on page \_\_\_\_\_ or as \_\_\_\_\_

SPACE RESERVED  
FOR  
RECORDER'S USE

in book \_\_\_\_\_  
file/reel number \_\_\_\_\_

Record of Deeds of said county.

Witness my hand and seal of  
County affixed.

By \_\_\_\_\_

Recording Officer  
Deputy

MOUNTAIN TITLE COMPANY

10607

9298

A tract of land in the  $S\frac{1}{2}S\frac{1}{2}SE\frac{1}{4}SE\frac{1}{4}$  of Section 3, Township 39 South, Range 9 East of the Willamette Meridian, more particularly described as follows:

Beginning at a point North  $1^{\circ}14'$  West 30 feet and South  $89^{\circ}26'$  West 150 feet from the Southeast corner of said Section 3; thence North  $1^{\circ}14'$  West 225 feet to a point on the South line of the parcel described in Deed Volume M68 page 1419, Deed Records of Klamath County, Oregon; thence South  $89^{\circ}26'$  West along said South line 418 feet to the Southwest corner thereof; thence North  $1^{\circ}14'$  West 75 feet to the Northwest corner thereof; thence South  $89^{\circ}26'$  West to the Easterly line of the K.I.D. Drain; thence Southeasterly along the Easterly line of said Drain to a point that is North  $1^{\circ}14'$  West 30 feet from the South Section line of said Section 3 when measured at right angles thereto; thence North  $89^{\circ}26'$  East to the point of beginning; EXCEPTING THEREFROM any portion of the herein described property lying within Hilyard Avenue

ALSO EXCEPTING THEREFROM the following: A tract of land situated in the  $S\frac{1}{2}S\frac{1}{2}SE\frac{1}{4}SE\frac{1}{4}$  of Section 3, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point North  $01^{\circ}14'00''$  West 30 feet and south  $89^{\circ}26'00''$  West 150 feet from the Southeast corner of said Section 3; thence North  $01^{\circ}14'00''$  west 225 feet to a point; thence South  $89^{\circ}26'00''$  West 212 feet; thence South  $00^{\circ}34'00''$  East 225 feet to the Northerly line of Hilyard Avenue; thence North  $89^{\circ}26'00''$  East 214.62 feet, more or less, to the point of beginning; EXCEPTING THEREFROM any portion of the herein described property lying within Hilyard Avenue.

SUBJECT TO:

1. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.
2. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Klamath Irrigation District.
3. The premises herein described are within and subject to the statutory powers, including the power of assessment, of South Suburban Sanitary District.
4. Assessments, if any, due to the City of Klamath Falls for water use.
5. Acceptance of Terms and Conditions of Reclamation Extension Act, recorded November 21, 1914 in Volume 43, page 98, Deed Records of Klamath County, Oregon.
6. Reservations, restrictions and easements as contained in Deed from May Walton, et vir, to United States of America, recorded in Volume 46, page 159, Deed Records of Klamath County, Oregon:  
"saving and excepting therefrom an easement in favor of the grantors herein for a private roadway across said land and the ditch to be constructed thereon at a point to be selected by said grantors, any necessary bridge over said ditch to be constructed in accordance with plans approved by the Project Manager of the U. S. Reclamation Service at the expense of said grantors."
7. Right of Way easement, including the terms and provisions thereof,  
Dated: October 18, 1979  
Recorded: October 18, 1979  
Volume: M79, page 24795, Microfilm Records of Klamath County, Oregon  
In favor of: Pacific Power & Light Company  
For: Electric transmission and distribution line
8. Annexation Agreement, including the terms and provisions thereof,  
Dated: January 11, 1980  
Recorded: February 20, 1980  
Volume: M80, page 3378, Microfilm Records of Klamath County  
For: Water service

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of \_\_\_\_\_ the \_\_\_\_\_ 29th day  
of May \_\_\_\_\_ A.D., 19 86 at 3:36 o'clock P. M., and duly recorded in Vol. M86  
of \_\_\_\_\_ on Page 9299  
INDEXED  
By Evelyn Biehn, County Clerk  
FEE \$14.00

10608

STATE OF OREGON: COUNTY OF KLAMATH: SS.

Filed for record at request of \_\_\_\_\_  
of June A.D., 19 86 at 4:24 o'clock P M., and duly recorded in Vol. M86  
of \_\_\_\_\_ Deeds on Page 10606

FEE NONE

Evelyn Biehn, County Clerk

By



RE-RECORDED TO SHOW PROPER PLACE OF RECORDS IN RECORDING DATA.....