

64760

KNOW ALL MEN BY THESE PRESENTS, That

EVELYN HOLLIDAY, who acquired title as

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by BOBBY R. HARTLEY & SANDRA K. HARTLEY, 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, 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 \$ 35,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 content 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 13th day of August, 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.

Evelyn Holliday

(If executed by a corporation, within corporate seal)

STATE OF OREGON, County of Klamath ss. 8/13, 1986

STATE OF OREGON, County of 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:

Notary Public for Oregon My commission expires:

(OFFICIAL SEAL)

Notary Public for Oregon Commission expires: 8/16/88 Evelyn Holliday

GRANTOR'S NAME AND ADDRESS Bobby R. & Sandra K. Hartley 2729 Greensprings Klamath Falls, OR 97601

GRANTEE NAME, ADDRESS, ZIP GRANTOR'S NAME, ADDRESS, ZIP

STATE OF OREGON, 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 ss file/reel number Record of Deeds of said county. Witness my hand and seal of County affixed. By Recording Officer Deputy

MOUNTAIN TITLE COMPANY

MOUNTAIN TITLE COMPANY

14328

A tract of land more particularly described as follows:

Beginning at an iron pin on the Southerly right of way line of the Ashland-Klamath Falls Highway (which pin is 30' at right angles Southerly from the center of said highway) that lies South $89^{\circ} 22\frac{1}{2}'$ East along the section line a distance of 1321.4 feet and South $0^{\circ} 40\frac{1}{2}'$ East (along the 40 line which is also the West line of Westover Terraces) a distance of 626.5 feet and North $89^{\circ} 22\frac{1}{2}'$ West a distance of 106.2 feet and South $38^{\circ} 40'$ West (along the Southerly right of way line of above mentioned highway) a distance of 150.0 feet from the Northwest corner of Section 8, Township 39 South, Range 9 East of the Willamette Meridian, and running thence; continuing South $38^{\circ} 40\frac{1}{2}'$ West along the Southerly right of way line of the Ashland-Klamath Falls Highway a distance of 150 feet to an iron pin; thence at right angles South $51^{\circ} 19\frac{1}{2}'$ East a distance of 383.3 feet, more or less, to an iron pin on the Westerly line of Westover Terraces; thence North $0^{\circ} 40\frac{1}{2}'$ West along the Westerly line of Westover Terraces a distance of 194 feet, more or less, to an iron pin; thence North $51^{\circ} 19\frac{1}{2}'$ West a distance of 260.4 feet, more or less, to the point of beginning, said tract in the NW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 8, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

SUBJECT TO:

1. Taxes for the fiscal year 1986-1987, a lien, not yet due and payable.
2. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.
3. Right of way along the county road for the transmission of electric current and power and incidentals as conveyed to California Oregon Power Company by instrument recorded July 7, 1925 in Volume 68, page 107, Deed Records of Klamath County, Oregon.

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

on this 13th day of AUGUST A.D., 19 86
at 4:14 o'clock P. M. and duly recorded
in Vol. 186 of Deeds Page 14327

Evelyn Biehn, County Clerk

By

Sam Smith
Deputy.

Fee, \$14.00

