

OK

65209

WARRANTY DEED

Vol. 448

Page

15298

KNOW ALL MEN BY THESE PRESENTS, That MOTOR INVESTMENT COMPANY

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by E. GREGORY WOODS and JOAN Z. WOODS, 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 MARKED EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF AS THOUGH FULLY SET FORTH HEREIN.....

SUBJECT TO: 1. Taxes for the fiscal year 1986-'87, a lien not yet payable.
2. Rules and regulations of Fire Patrol District.
3. An easement, including the terms and provisions thereof, recorded February 8, 1980, in Book M80 at page 2613.
4. Rights of the public in and to any portion of the herein described premises lying within the boundaries of streets roads or highways.

(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 as set forth hereinabove

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 \$ 10,000.00. 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 @, 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 25th 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.

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.

MOTOR INVESTMENT COMPANY

By: Thomas A. Moore

Title

STATE OF OREGON,

County of

ss.

STATE OF OREGON, County of Klamath ss.

August 25, 1986

Personally appeared Thomas A. Moore

and

Personally appeared the above named

who, being duly sworn, each for himself and not one for the other, did say that the former is the partner

president and that the latter is the secretary of

Investment Company

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: 3-22-89

(OFFICIAL SEAL)

(If executed by a corporation, affix corporate seal)

(OFFICIAL SEAL)

Before me:

Notary Public for Oregon

My commission expires:

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

E. Gregory Woods & Joan Z. Woods
919 Pacific Terrace
City, 97601

NAME, ADDRESS, ZIP

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

E. Gregory Woods & Joan Z. Woods
919 Pacific Terrace
City, 97601

NAME, ADDRESS, ZIP

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/reel/volume No. on page or as fee/file/instrument/microfilm/reception No. Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME

TITLE

By Deputy

SPACE RESERVED FOR RECORDER'S USE

A tract of land located in the E $\frac{1}{2}$ SE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 22, Township 38 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Commencing at the Southeast corner of the NW $\frac{1}{4}$ of Section 22; thence North 00° 46' 35" East, along the East boundary of the NW $\frac{1}{4}$, 523.49 feet; thence North 53° 32' 36" West, 60.00 feet to the true point of beginning of this description; thence South 55° 06' 23" West, 753.42 feet to the West boundary of the E $\frac{1}{2}$ SE $\frac{1}{4}$ NW $\frac{1}{4}$; thence North 00° 38' 07" East along the West boundary of the E $\frac{1}{2}$ SE $\frac{1}{4}$ NW $\frac{1}{4}$, 1039.87 feet; thence Southeasterly 85.60 feet along the arc of a 100.00 foot radius curve to the right (long chord = South 76° 09' 26" East, 83.01 feet); thence South 51° 38' 02" East 170.98 feet; thence Southeasterly 188.56 feet along the arc of a 560.00 foot radius curve to the right (Long chord = South 41° 59' 17" East, 187.67 feet); thence South 32° 20' 31" East 212.06 feet; thence Southeasterly 225.56 feet along the arc of a 609.56 foot radius curve to the left (Long chord = South 42° 56' 34" East, 224.28 feet) to the true point of beginning.

TOGETHER WITH an easement 60 feet in width, measured at right angles, situated in Section 22, Township 38 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, to which the center-line is more particularly described as follows:

Beginning at a point on the Northwesterly right of way line of that certain county road known as "Old Fort Road", from which the center one-quarter corner of said Section 22 bears North 84° 26' 00" West, 1041.44 feet; thence from said point of beginning, North 50° 03' 34" West 9.54 feet; thence along the arc of a 830.00 foot radius curve to the left (Delta = 17° 46' 53" Long Chord = North 58° 57' 00" West, 256.55 feet) 257.59 feet; thence North 67° 50' 27" West, 64.34 feet; thence along the arc of a 800.00 foot radius curve to the right (Delta = 06° 59' 19", Long Chord = North 64° 20' 48" West, 97.52 feet) 97.58 feet; thence North 60° 51' 08" West, 317.03 feet; thence along the arc of a 1400.00 foot radius curve to the right (Delta = 07° 18' 32", Long Chord = North 57° 11' 52" West, 178.47 feet) 178.59 feet; thence North 53° 32' 36" West 283.39 feet to a point on the East line of the E $\frac{1}{2}$ SE $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section 22 and the end of this easement, said point being further described as being North 00° 46' 35" East, 523.49 feet from said center one-quarter corner of Section 22.

"THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS, BEFORE SIGNED OR AFTER THIS INSTRUMENT IS RECORDED, FOR ANY PURPOSES OTHER THAN THE PURPOSES SPECIFICALLY SET FORTH HEREIN, AND THE COUNTY CLERK SHALL BE RESPONSIBLE TO VERIFY APPROVED USES."



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____
of _____ August _____ A.D. 19 86 at 4:15 o'clock P M., and duly recorded in Vol. _____
of _____ Deeds _____ the 25th day _____ M86
on Page 15298.

FEE \$14.00

Evelyn Biehn,
By _____

County Clerk