

KCTC-38909

65740

WARRANTY DEED

Vol. 1480

Page

16253

KNOW ALL MEN BY THESE PRESENTS, That OREGON FISH AND GAME COUNCIL

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by MICHAEL W. SKELTON, 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 Attached Exhibit "A"

(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

See Attached Exhibit "A"

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 \$15,500.00. 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 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 8th day of SEPTEMBER, 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.

Oregon Fish and Game Council

By: Gordon W. Ohman President

By: Sybil L. Robin SECRETARY

STATE OF OREGON,

County of } ss.  
19

Personally appeared the above named

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

STATE OF OREGON, County of Klamath

SEPTEMBER 8, 1986

Personally appeared GORDON W. OHMAN and Sybil L. Robin, 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 the

FISH AND GAME COUNCIL, a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed on 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: Susan C. Creel

Notary Public for Oregon

My commission expires: 6-21-88

(OFFICIAL SEAL)

(If executed by a corporation, affix corporate seal)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Michael W. Skelton  
2176 Cable Avenue  
Klamath Falls, Oregon 97601

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

Michael W. Skelton  
2176 Cable Avenue  
Klamath Falls, Oregon 97601

SPACE RESERVED  
FOR  
RECORDER'S USE

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/roll/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

06 SEP 1986 PM 12:57

## EXHIBIT "A"

## DESCRIPTION OF PROPERTY

16254

The following described real property situate in Klamath County, Oregon:

A parcel of land located in Section 5, T. 39 S. R. 9 E., W.M.: Beginning at the southeast corner of the SW $\frac{1}{4}$ SW $\frac{1}{4}$  of said Section 5; thence N 08°59' W 52.70 feet; thence N 00°18' W 216.09 feet; thence N 89°27' W 200.00 feet to the Southeast corner of that tract of land described in Deed Volume 260 page 687 and the True Point of Beginning of this description; thence N 89°27' W to the easterly right-of-way line of The Dalles-California Highway as described in Deed Volume M67 page 8644, Klamath County Deed Records; thence northeasterly along said right-of-way line to its intersection with the east line of that tract of land described in said Deed Volume 260 page 687; thence S 00°18' E along said east line to the True Point of Beginning of this description, containing 0.9 acre, more or less.

A strip of land thirty (30) feet in width, adjacent to the southeasterly right of way line of The Dalles-California Highway (as described in Deed Volume M67 page 9771, Klamath County Deed Records) and across the northwesterly portion of that tract of land described in Deed Volume M68 page 6547, Klamath County Deed Records, said strip of land being situated in the SW $\frac{1}{4}$ SW $\frac{1}{4}$  of Section 5, T 39 S., R. 9 E., W.M., Klamath County Oregon, and being more particularly described as follows:

Beginning at the northeast corner of the SW $\frac{1}{4}$ SW $\frac{1}{4}$  of said Section 5; thence S 00°18' E 572 feet; thence S 89°42' W to a point that is thirty (30) feet distant from, measured at right angles to, the southeasterly right-of-way line of The Dalles-California Highway, said point being the True Point of Beginning of this description; thence southwesterly, parallel to and thirty (30) feet distant from said right-of-way line to the west line of that tract of land described in said Deed Volume M68 page 6547; thence N 0°18' W along said west line to the southeasterly line of said highway; thence northeasterly along the southeasterly line of said highway to the north line of that tract of land described in said Deed Volume M68 page 6547; thence N 89°42' E to the True Point of Beginning of this description, containing 0.16 acre, more or less.

Subject to:

1. Rights of way for pole or tower and wire lines and other facilities for the transmission and distribution of electricity, recorded June 13, 1951, Vol. 248, page 13 and 16 and recorded June 21, 1954, Vol. 267, page 429, all deed records of Klamath County, Oregon.
2. Relinquishment of access as granted in deeds to State of Oregon, by and through its State Highway Commission, recorded November 7, 1967, Vol. M67, page 8644 and 8648, and recorded January 17, 1968, Vol. M-68, page 384, and recorded April 18, 1967, Vol. M-67 page 9771.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of  
of September

A.D. 19 86  
of Deeds

at 12:57

o'clock

P M.,

the

9th

day

and duly recorded in Vol. M86

on Page 16253

By Evelyn Biehn, County Clerk

FEE \$14.00