

67520

KNOW ALL MEN BY THESE PRESENTS, That CHRISTINE CALLENDINE, hereinafter called the Grantor, for the consideration hereinafter stated to the grantor paid by WILLIAM E. ADAMS, hereinafter called the Grantee, does hereby grant, bargain, sell and convey unto the 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, State of Oregon, described as follows, to-wit:

SEE ATTACHED

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

And 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 those assumed by Grantee above and those imposed by the Grantee 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 \$5000.00. 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.

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 acquireing fee title to the property should check with the appropriate city or county planning department to verify approved uses.

In Witness Whereof, the grantor has executed this instrument this 24th day of October, 1986.

Christine Callendine
CHRISTINE CALLENDINE

STATE OF OREGON)
JACKSON) ss.
County of Klamath)

October 24, 1986
1985.

On October 24, 1986, CHRISTINE CALLENDINE personally appeared before me, and acknowledged the foregoing instrument to be her voluntary act and deed.

Debra L. Wetle
DEBRA L. WETLE
Notary Public for Oregon
My Commission Expires 7-8-90

Grantor's name and address:

Christine Callendine
857 Gibbs Road
Central Point, Or. 97502

Grantee's name and address:

William E. Adams
2545 California Ave
Klamath Falls, Or. 97601

DESCRIPTION

19483

Beginning at a point which is North 1332 feet on the Section line between Sections 19 and 20 and East on the 16th Section line 493 feet from the Section corner common to Sections 19, 20, 29 and 30 of Township 38 South of Range 9 East, Willamette Meridian; thence Easterly along the 16th Section line a distance of 75 feet to a point; thence South a distance of 100 feet; thence Easterly and thence Easterly and parallel to said 16th Section line, a distance of 50 feet; thence North a distance of 100 feet; thence Easterly and along said 16th Section line a distance of 367 feet to a point on the State highway; thence Southerly along the course of said Highway a distance of 300 feet to a point; thence Westerly and parallel to the Section line between Sections 20 and 29, a distance of 492 feet; thence Northerly and parallel to the Section line between Sections 19 and 20 a distance of 300 feet to the place of beginning all being in the SW $\frac{1}{2}$ of SW $\frac{1}{2}$ of Section 20 Township 38 South of Range 9 East of the Willamette Meridian.

EXCEPTING THEREFROM the following parcels of land:

1. The North 120 feet of the above described property.
2. Beginning at a point 1032 feet North and 493 feet East of the Section corner common to Sections 19, 20, 29 and 30, Township 38 South of Range 9 East of Willamette Meridian; running thence East 460 feet more or less to the West line of the County road; thence North 20 feet; thence West 460 feet; thence South 20 feet to the place of beginning.
3. From the corner common to Sections 19, 20, 29 and 30 in Township 38 S., R. 9 E., W. M. running North on the Section line between Sections 19 and 20 1332 feet; thence East along the sixteenth Section line 493 feet; thence South parallel with the Section line 280 feet; thence East at right angles 350 feet to the true point of beginning of the tract herein described; thence running East 50 feet; thence North at right angles 80 feet; thence West at right angles 50 feet; thence South 80 feet to the place of beginning.
4. ALSO, Beginning at a point 1132 feet North and 493 feet East of the corner common to Sections 19, 20, 29 and 30 Township 38 South, Range 9 E., W. M.; thence East 100 feet; thence North 80 feet; thence West 100 feet; thence South 80 feet to the point of beginning, being a part of the SW $\frac{1}{2}$ SW $\frac{1}{2}$ of Section 20 Township 38 South, Range 9 E., W. M.
5. Beginning at the Northwest corner of the SW $\frac{1}{2}$ of the SW $\frac{1}{2}$ of Section 20, Township 38 South, Range 9 East of the Willamette Meridian; thence 495 feet East; thence 280 feet South; thence East 250 feet to the point of beginning; thence East 100 feet; thence North 80 feet; thence West 100 feet; thence South 80 feet to the point of beginning, being a portion of the SW $\frac{1}{2}$ of the SW $\frac{1}{2}$ of Section 20, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

After recording return to:

Mail tax statements to:

William E. Adams
2545 California Ave.
Klamath Falls, Or. 97601

William E. Adams
2545 California Ave.
Klamath Falls, Or. 97601

STATE OF OREGON)
) ss.
County of Klamath)

reserved

I certify that the within instrument was reserved received for record on the 23rd day of October, 19 86, at 9:44 o'clock recorder A. M., and recorded in book/reel/volume No. M36 on page 19482 or as document/fee/file/instrument/microfilm No. 67520 Record of Deeds of said country.

1 Evelyn Biehn, County Clerk
Name Title

By *Ann Smith* Deputy

Fee: \$14.00