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#M30403

Vol. m86 Page 20389

Aspen
TITLE & ESCROW, INC.
WARRANTY DEED (INDIVIDUAL)

ROBERT C. CLARK

hereinafter called grantor,
convey(s) to ROBERT M. MELSNESS and ROWENA M. MELSNESS, husband and wife
all that real property situated in the
County of Klamath, State of Oregon, described as:

SEE ATTACHED EXHIBIT "A"

"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."

THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY PARTICULAR USE MAY BE MADE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT. A BUYER SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

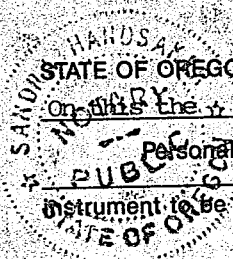
and covenant(s) that grantor is the owner of the above described property free of all encumbrances except
SEE ATTACHED EXHIBIT "A"

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$ 22,500.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (Indicate which)° (Delete between symbols; if not applicable. See ORS 93.030)

In construing this deed and where the context so requires, the singular includes the plural.
IN WITNESS WHEREOF, the grantor has executed this instrument this 17 day of October,
19 86.

Robert C. Clark

STATE OF OREGON, County of Klamath)ss.On this the 17th day of October, 19 86.Personally appeared the above named Robert C. Clarkand acknowledged the foregoing instrument to be his voluntary act and deed.

Before me:

Sandra Handscher
Notary Public for Oregon
My Commission Expires: 7-29-89

Robert C. Clark

GRANTOR'S NAME AND ADDRESS

Robert M. & Rowena M. Melsness

GRANTEE'S NAME AND ADDRESS

Robert M. & Rowena M. Melsness

10595 Hill Road
Klamath Falls, OR 97603
NAME, ADDRESS, ZIP

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

Robert M. & Rowena M. Melsness

10595 Hill Road
Klamath Falls, OR 97603
NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

ss.

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/roll/volume No. _____ on
page _____ or as document/fee/film/
Instrument/microfilm No. _____,
Record of Deeds of said County.

Witness my hand and seal of County
affixed.

NAME _____

TITLE _____

By _____

Deputy _____

26 NOV 10 AM 11 26

EXHIBIT "A"

A portion of Section 3, Township 37 South, Range 14 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point in Section 3, Township 37 South, Range 14 East of the Willamette Meridian, which bears South 1635 feet; thence West 820 feet and thence North 710.7 feet from the intersection of the East line of said Section 3, with the Southwesterly right of way line of the Old Pelican Bay Lumber Company's logging railroad, which point of beginning is on the West line of a parcel of land deeded to J. C. Harrison, and described in a deed recorded in Klamath County Deed Records, Volume 134, Page 419; thence North 87° 34' West 1239 feet, more or less to the Easterly right of way line of the Old Bonanza-Bly County Road; thence North 27° 01' East, along the Easterly right of way line of said road, a distance of 767 feet, more or less, to the Easterly extension of Metler Street in First Addition to Bly, a platted subdivision in Klamath County, Oregon; thence South 89° 40' East, along the South line of said Metler Street extended, a distance of 889.7 feet, more or less, to the Westerly line of J. C. Harrison property mentioned above; thence South, along the West line of said Harrison property, a distance of 731 feet, more or less, to the point of beginning.

ALSO a parcel described as:

Beginning at the point of intersection of the Easterly right of way boundary of the Old Bonanza-Bly County Road with the Easterly extension of the South line of Metler Street in the townsite of Bly, Oregon; thence, South 27° 11' 14" West along the Easterly boundary of the aforesaid road (Record: North 27° 13' East and North 27° 01' East) a distance of 767 feet to the true point of beginning; thence, South 86° 43' 46" East, 1223.74 feet, more or less (Deed: North 87° 34' West 1239') to the Easterly boundary of the parcel of land described in Volume 312, pages 563 and 564 of Deed Records of Klamath County, Oregon; thence, along said boundary South 2° 12' 14" West, 403.7 feet and South 79° 23' 29" West, 1214.46 feet, more or less, (Deed: South 71° 40' West 1240') to the point of intersection of two portions of the Easterly boundary of the said Old Bonanza-Bly County Road; thence, along said boundary North 4° 37' 46" West 625 feet (Deed: North 5° 25' West 625') and North 27° 11' 14" East 83 feet to the true point of beginning.

SUBJECT TO:

1. Rights of the public in and to any portion of the herein described premises lying within the boundaries of roads or highways.
2. Subject to rules and regulations of Fire Patrol District.
3. As disclosed by the tax roll the premises herein described have been zoned or classified for farm use. At any time that said land is disqualified for such use, the property may be subject to additional taxes or penalties and interest.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ the 10th day
of November A.D., 19 86 at 11:26 o'clock A.M., and duly recorded in Vol. 186
of Deeds on Page 20389

FEE \$14.00

Evelyn Biehm, County Clerk
By *[Signature]*