

72061

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That ZETTA E. SULLIVAN

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by S. C. MASTEN and PATRICIA MASTEN, 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:

The following proeprty lying in Township 39 South, Range 11½ East of the Willamette Meridian;

Section 20: Government Lot 1 and Government Lot 2
EXCEPTING THEREFROM THE right of way for the Lost River Channel Improvement described as follows:

All that portion of Lots 2, 3 and 4 of Section 20, Township 39 South, Range 11½ East of the Willamette Meridian included in a strip of land 260 feet in width extending 130 feet on each side measured at right angles to the centerline of the Lost River Channel Improvement, said centerline beginning at a point in Lot 7, Section 20, Township and Range aforesaid, from which the section corner common
(CONTINUED ON REVERSE SIDE)

(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

(LISTED ON REVERSE SIDE) 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

and that the grantor includes other property or value given or promised which is part of the consideration (indicate whether) or, if not applicable, should be omitted. If the consideration is not stated, the instrument is void.

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 22 day of June, 1976; 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.

Zetta E. Sullivan

IT IS OF THE BETTER:
(If executed by a corporation, affix corporate seal)

STATE OF OREGON, County of Klamath, ss. Personally appeared ZETTA E. SULLIVAN, 1976, June 22, 1976, 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

Personally appeared the above named

ZETTA E. SULLIVAN

and acknowledged the foregoing instrument to be his voluntary act and deed, 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

Notary Public for Oregon

My commission expires

My commission expires

ZETTA E. SULLIVAN

Rte. 2, Box 802

Klamath Falls, Oregon 97601

Mr. & Mrs. S. C. Masten

Rte. 2, Box 799, P.O. Box 156, Bonanza, OR

Klamath Falls, Oregon 97601

After recording return to:

DEL SPARKS, Atty at Law

207 BOWEN Bldg

Klamath Falls, Oregon 97601

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

Mr. & Mrs. S. C. Masten

Rte. 2, Box 799

Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

Record of Deeds of said county.

Witness my hand and seal of County affixed.

By

Recording Officer

Deputy

Klamath Falls, Oregon 97601

Box 120

Mr. & Mrs. S. C. Waselen

Not a creditor or transferee of the property described herein

PROPERTY DESCRIPTION (Con't.):

Klamath Falls, Oregon 97601

to Sections 16, 17, 20 and 21, Township and Range aforesaid; bears
thence North 28 degrees 28' East a distance of 4721.4 feet; and running
thence North 86 degrees 18' West a distance of 260.0 feet; thence a
strip of land 350 feet in width extending 175 feet on each side
measured at right angles to the centerline of the Lost River Channel
Improvement, said centerline running thence North 86 degrees 18'
West a distance of 943.1 feet; thence on a curve left with a radius
of 955.4 feet a distance of 290.5 feet, measured on 100 foot
chords; thence South 76 degrees 16' West a distance of 243.00 feet;
thence on a curve left with a radius of 716.8 feet a distance of
531.7 feet measured on 100 foot chords; thence South 33 degrees 44'
West a distance of 130.5 feet; thence on a curve right with a radius
of 573.7 feet a distance of 626.0 feet measured on 100 foot chords;
thence on a curve left with a radius of 573.7 feet a distance of
316.2 feet, more or less, measured on 100 foot chords to a point on
the West boundary line of Section 20, Township and Range aforesaid,
at which point the tangent to the curve bears South 64 degrees 43'
West and from which point the section corner common to Sections
19, 20, 29 and 30, Township and Range aforesaid, bears South a
distance of 451.8 feet, more or less.

SELLY E. SMITH

EXCEPTIONS:

1. The reservation by the Seller of a life estate wherein
Seller as Grantor reserves unto herself use, control and possession
of the dwelling house, the surrounding one acre of land and appurtenant
outbuildings on the above-described property for and during the natural
life of the Seller;

2. Regulations, including levies, assessments, water and
irrigation rights and easements for ditches and canals, of Klamath
Irrigation District;

3. Regulations, including levies, assessments, water and
irrigation rights and easements for ditches and canals, of Poe Valley
Irrigation District (affects portion only);

4. Right of way and easement, including the terms and
provisions thereof, conveyed to the California Oregon Power Company,
a California corporation, by instrument recorded in Book 146 at
Page 316, Deed Records of Klamath County, Oregon (affects Lot 1 only).

(CONTINUED ON REVERSE SIDE)

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ the 6th
of March A.D., 19 87 at 12:05 o'clock P. M., and duly recorded in Vol. M87
of Deeds on Page 3615

FEE \$14.00

Evelyn Biehn, County Clerk
By _____

THE FOLLOWING PROCEEDING TAKES PLACE IN TOWNSHIP 30 NORTH

beginning situated in the County of Klamath and State of Oregon described as follows to-wit:
Section 20, Township 30 North, Range 12 East, containing 360 acres, more or less, and
the residue of said property, said property being and coming into the said Section 20, Township 30 North,
S. C. WASLEEN and EVELYN WASLEEN, husband and wife, persons called the Grantor, for the consideration hereinafter stated to Grantor being

KNOW ALL MEN BY THESE PRESENTS, that

SELLY E. SMITH

1987

MADEWILL DEED

3615