

73593

WARRANTY DEED  
(Statutory Form)

Vol. M87 Page 6555

GRANTOR: ROBERT M. MELSNESS and ROWENA M. MELSNESS

CONVEYS AND WARRANTS TO

GRANTEE: THIEL CREEK DEVELOPMENT COMPANY, an Oregon Corporation

the following described real property free of encumbrances except as specifically set forth herein:

A portion of the NW $\frac{1}{4}$  SW $\frac{1}{4}$  of Section 32, Township 39 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the intersection of the Easterly right of way line of Hill Road, a County Road, as the same now exists, with the South line NW $\frac{1}{4}$  SW $\frac{1}{4}$  of said Section 32, said point being South 89 degrees 56' 30" East, a distance of 290.24 feet from the Southwest corner NW $\frac{1}{4}$  SW $\frac{1}{4}$  of said section 32; thence North 09 degrees 16' 51" West, along the Easterly right of way line of said Hill Road, 179.96 feet; thence at right angles North 80 degrees 43' 09" East, 200.00 feet; thence South 08 degrees 33' 56" East 212.43 feet to a point on the South line NW $\frac{1}{4}$  SW $\frac{1}{4}$  of said Section 32; thence North 89 degrees 56' 30" West, 200.00 feet to the point of beginning. The bearings of this description are based on recorded Survey No. 1256 in the Klamath County Surveyor's Office.

SUBJECT TO:

1. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.
2. Grant of Right of Way, subject to the terms and provisions thereof, Dated December 17, 1956, Recorded December 20, 1956, Volume 288, page 550, Deed Records of Klamath County, Oregon.

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 appropriate city or county planning department to verify approved uses.

The true and actual consideration for this transfer is \$ 95,000.00

If grantor is a corporation, this has been signed by authority of the Board of Directors, with the seal of said corporation affixed.

DATED:

April, 3, 1987

GRANTOR:

*Robert M. Melsness*  
Robert M. Melsness  
*Rowena M. Melsness*  
Rowena M. Melsness

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

STATE OF OREGON, County of Klamath, ss.  
Date: April 3, 1987  
Personally appeared the above named Robert M. Melsness and Rowena M. Melsness and acknowledged the foregoing instrument to be their voluntary act and deed. Before me:

Notary Public for Oregon

My commission expires:

State of Oregon, County of

Date:

Personally appeared

sworn, stated that he is the

corporation and that the seal affixed hereto is its seal and that this instrument was voluntarily signed and sealed in behalf of the corporation by authority of its Board of Directors. Before me:

Notary Public for Oregon

My commission expires:

WARRANTY DEED

TO

AFTER RECORDING RETURN TO

Key Title & Escrow Co.  
P.O. Box 1263  
Newport, OR 97365

(DON'T USE THIS SPACE! RESERVED FOR RECORDING LABEL IN COUNTIES WHERE USED.)

Fee: \$10.00

STATE OF OREGON, County of Klamath, ss.

I certify that the within instrument was received for record on the 17th day of April, 1987, at 2:02 o'clock P.M., and recorded in book M87 on page 6555

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

COUNTY CLERK

By *[Signature]* DEPUTY.