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KNOW ALL PERSONS BY THESE PRESENTS made as of this 18th day of May, 1987 that Barney Calmes, as the surviving Trustee of the BARNEY CALMES TRUST, established by the First Codicil to the Last Will and Testament of Tom Calmes, which said First Codicil was executed by Tom Calmes on August 5, 1966 and by said Last Will and Testament, which was executed by said Tom Calmes on January 17, 1966, and which were probated in the matter of the Estate of Tom Calmes, Deceased, No. 66-96 Probate in the Circuit Court of the State of Oregon for Klamath County, Grantor, for the consideration hereafter stated, does hereby distribute and convey unto BARNEY CALMES, Grantee, the following described property in Klamath County, Oregon, to wit:

An undivided one-half interest in a Tract of Real Property in Sections 16 and 17, Twp. 40 S.R. 8 E.W.M. Klamath County, Oregon lying Easterly of the Keno-Worden road as constructed on November 20, 1965, which is the same undivided one-half interest in the same Tract Land which was conveyed to the Barney Calmes Trust by the Deed recorded in Vol. M-68 at page 9472 pursuant to the Order Approving Final Account and Supplemental Final Account and Decreeing Distribution made in said Estate on August 5, 1968, and which is shown in the Map of Ownership, Estate of Tom Calmes, made by Julian M. Ager, Registered Surveyor, for the Estate of Tom Calmes, dated April 7, 1967 and which is more particularly described as follows:

Beginning at the Northwest Corner of Section 17, Twp. 40 S.R. 8 E.W.M.;

Thence running South 89°48'27" East along the North Boundary of said Section 17 a distance of 1342.8 feet, more or less, to the East Boundary of the NW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 17;

Thence, South 0°06' East along said East Boundary of said NW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 17 a distance of 365.5 feet, to the Easterly Right of Way Boundary of the Keno-Worden Highway as constructed on November 20, 1965;

Thence, South 28°53' East along said Keno-Worden Highway Right of Way Boundary a distance of 705.1 feet to the most Southwesterly Corner of the Tract of Land conveyed by Tom Calmes and Florence Calmes to John E. Kite by Deed dated September 21, 1960 and recorded in Vol. 357 at Page 154 of Klamath County Oregon Deed Records on October 26, 1964, and which said Tract of Land is shown in Map of Survey made by Julian M. Ager, Registered Oregon Land Surveyor, for Tom Calmes, dated September 13, 1960 and filed in the office of the Klamath County Surveyor on September 19, 1960, as Survey No. 531, and which said Corner is **THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION.**

Thence running along the South Boundary of said Kite Tract of Land South 84°48' East 546.0 feet, South 69°33 East 829.5 feet to a half inch rod; and thence continuing along said Kite South Boundary Line, North 32°31' East 308.2 feet, South 58°53' East parallel to an existing Irrigation Canal 1108.8 feet, North 31°07' East 848.4 feet to the center line of said Canal, thence along the center line of said Canal South 58°53' East 2707.5 feet to the intersection of said Kite South Boundary with an existing woven wire and barbed wire fence bearing Southwesterly which fence line is the same boundary fence line described in

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the Deed recorded in Vol. M-68 at page 9474 and in the Deed . 8837
 recorded in Vol. M-68 at page 9472;
 Thence, leaving said Kite Boundary Line and running
 Southwesterly along said fence line and line extended to a point
 on the East Boundary of the NE $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section 17, which is
 South 280 feet, more or less, from the Northeast Corner of said
 NE $\frac{1}{4}$ SE $\frac{1}{4}$;
 Thence, North along said East Boundary Line of said Section 17 a
 distance of 280 feet, more or less, to the Northeast Corner of
 said NE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 17;
 Thence, West along the North line of said NE $\frac{1}{4}$ SE $\frac{1}{4}$ to the
 Northwest Corner thereof;
 Thence South along the West Line of said NE $\frac{1}{4}$ SE $\frac{1}{4}$ to the Easterly
 Right of Way Boundary Line of the Keno-Worden Highway as
 construed on November 20, 1965;
 Thence, Northwesterly along said Right of Way Boundary Line of
 the Keno-Worden Highway to its intersection with the Easterly
 Line of the Tract of Land containing the Calmes Family House and
 approximately 4.4 acres upon which it is situated as shown in
 Map of Survey made by Julian Ager, Registered Oregon Land
 Surveyor, for Tom Calmes, dated November 20, 1965, and filed in
 the office of the Klamath County Surveyor on February 23, 1966
 as Survey No. 1080, being described therein as a Tract of Real
 Property adjacent to that Tract of Land recorded in Volume 350
 at page 490 of Deed Records and which is the same Tract of Land
 as the Family House and approximately 4.4 acres of which an
 undivided one-half interest was conveyed by the Deed recorded in
 Vol M68 at Page 9474, Deed Records;
 Thence, North 32°31' East a distance of 523.04 feet, more or
 less, along said Easterly Boundary of said Calmes House Tract to
 a 3/4 inch galvanized iron pipe at the Northeast Corner of said
 Calmes House Tract;
 Thence, North 69°33' West a distance of 150.3 feet along the
 Northerly Boundary line of said Calmes House Tract to a 3/4 inch
 galvanized iron pipe at the Southeast Corner of the Tract of
 Land recorded in Vol. 350 at Page 490 of Klamath County, Oregon
 Deed Records;
 Thence North 32°31' East a distance of 436.0 feet along the East
 line of said Tract of Land recorded in Vol. 350 at Page 490 to
 the Northeast Corner thereof which said Northeast Corner is
 South 32° 31' west a distance of 30.68 feet, more or less, from
 said half inch iron rod on the Kite South Boundary Line which is
 also the North Boundary Line of this Tract of Real Property;
 Thence, continuing North 69°33' West along the North line of
 said Tract of Land recorded in 350 at page 490 a distance of
 175.0 feet to the Northwest Corner of said Tract of Land;
 Thence, South 32°31' West along the East Line of said Tract
 436.0 feet to its Southwest Corner, which is also the Northwest
 Corner of said Calmes Family House Tract of Land;
 Thence, South 32°31' West along the West line of said Calmes
 House Tract a distance of 395.48 feet, more or less, to the
 Easterly Right of Way Boundary Line of the Keno-Worden Highway;
 Thence, Northwesterly along said Right of Way Line of the
 Keno-Worden Highway to the most Southeasterly Corner of Parcel
 No. 2 conveyed to Theodore Buckingham and Monniette Buckingham,
 husband and wife, by Deed recorded in Vol. 325 at page 460 of
 Klamath County, Oregon Deed Records;
 Thence, along the Boundaries of said Parcel No. 2, North 18°47'
 East 455.7 feet and North 71°13' West 700.0 feet to the Easterly
 Right of Way Boundary Line of the Keno-Worden Highway;
 Thence, continuing Northwesterly along said Easterly Right of
 Way Boundary Line of the Keno Worden Highway to The True Point
 Of Beginning Of This Description.

1 AND, ALSO:

2 An undivided one-half interest in a Tract of Real Property in
3 Section 17, Twp. 40 S.R. 8 E.W.M. Klamath County, Oregon, lying
4 Westerly of the Keno-Worden Highway as constructed on November
5 20, 1965 which is the same undivided one-half interest in the
6 same Tract of Land which was also conveyed to the Barney Calmes
7 Trust by the Deed recorded in Vol. M-68 at page 9472 pursuant to
8 the Order Approving Final Account and Supplemental Final Account
9 and Decreeing Distribution made in said Estate on August 5, 1968
10 and which is shown in the Map of Ownership, Estate of Tom
11 Calmes, made by Julian M. Ager, Registered Surveyor, for the
12 Estate of Tom Calmes, dated April 7, 1967 and which is more
13 particularly described as follows:

14 Commencing at the point of beginning of Parcel No. 12 conveyed
15 to O'Connor Livestock Company, an Oregon Corporation, by Deed
16 recorded in Vol. 298 at page 299. (Said Parcel No. 12 being
17 described at pages 301 and 302 of said Deed Record) and
18 described therein as being on the West Line of the SE $\frac{1}{4}$ NW $\frac{1}{4}$ of
19 said Section 17, distant 927.0 feet from the Southeast Corner of
20 the NW $\frac{1}{4}$ NW $\frac{1}{4}$ of Said Section 17;

21 Thence, East along the North Boundary of said Parcel No. 12 a
22 distance of 534.0 feet to the most Southeasterly Corner of
23 Parcel No. 1 conveyed to Theodore Buckingham and Monnette
24 Buckingham, husband and wife, by Deed recorded in Vol. 325 at
25 page 460 of Klamath County, Oregon Deed Records which said
26 Corner is **THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION;**
27 Thence, continuing East along the North Boundary of said Parcel
28 12 to the Westerly Right of Way Boundary Line of the Keno-Worden
29 Highway;

30 Thence, Northerly along said Westerly Right of Way Boundary Line
31 of the Keno-Worden Highway to its intersection with the South
32 Boundary Line of the Tract of Land containing the Calmes Family
House and approximately 4.4 acres upon which it is situated as
shown in Map of Survey made by Julian Ager, Registered Oregon
Land Surveyor, for Tom Calmes, dated November 20, 1965 and filed
in the office of the Klamath County Surveyor on February 23, 1966
as Survey No. 1080, being described therein as a Tract of Real
Property adjacent to that Tract of Land recorded in Vol. 350 at
page 490 of Deed Records and is the same Tract of Land of which
an undivided one-half interest was conveyed by Deed recorded in
Vol. M68 at page 9474 of Klamath County, Oregon Deed Records;
Thence, North 89°36'30" West along said South Boundary Line of
said Calmes Family House Tract 306.38 feet to the Southwest
Corner of said Parcel;

Thence, North 32° 31' East along the Westerly Boundary Line of
said Calmes Family House Tract 211.48 feet to said Westerly
Right of Way Boundary Line of the Keno-Worden Highway;

Thence Northwesterly along said Right of Way Boundary Line to
the Boundary Line of said Parcel No. 1 recorded in Vol. 325 at
Page 460 of Klamath County Deed Records;

Thence, South 19°22' West along said Boundary Line of said
Parcel No. 1 a distance of 619.64 feet, more or less, to its
intersection with the North Boundary Line of said Parcel No. 12
and the True Point of Beginning of this description.

SUBJECT TO THE FOLLOWING LAW:

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. ORS 93.040

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TO HAVE AND TO HOLD the said premises and their appurtenances unto the said Grantee and his heirs, devisees, grantees and assigns, forever.

This conveyance is made to distribute the assets of said Barney Calmes Trust to said Barney Calmes upon the death of Florence Calmes, the Lifetime Beneficiary thereof, and the termination of said Trust and I certify that no consideration as defined by ORS 93.030 has been paid for this property.

IN WITNESS WHEREOF, Grantor has executed this Deed the day and year above set forth.

Barney Calmes
Barney, Calmes, as Trustee
of the Barney Calmes Trust

STATE OF OREGON)
County of Klamath) ss

On this 22 day of May, 1987, personally appeared Barney Calmes, known to me to be the person described in the foregoing Instrument, and acknowledged that he executed the same in the capacity therein stated and for the purposes therein contained. BEFORE ME:

(SEAL) Wm. Ganong
NOTARY PUBLIC - OREGON
MY COMMISSION EXPIRES APRIL 1, 1989

Notary Public for Oregon

Until a change is requested all tax statements shall be sent to the following address: Barney Calmes, P.O. Box 42, Keno, OR 97627.

After recording return to: Wm. Ganong (Sr.), Lawyer, P.O. Box 57, Klamath Falls, OR 97601

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of William Ganong Sr., Attorney the 22nd day of May A.D., 19 87 at 12:22 o'clock P M., and duly recorded in Vol. M87 of Deeds on Page 8836.

Evelyn Biehn, County Clerk
By Sam Smith

FEE \$22.00

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DEED - Page 4

12-00 d.