

80736

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

Vol. M87 Page 19070

MABEL McMELLIN

convey(s) to CALVIN A. BRIDGESTOCK, hereinafter called grantor,County of Klamath, State of Oregon, described as: all that real property situated in the**PARCEL 3**

An irregular tract of land situated in Lot 1, Section 5, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows: Beginning at a point of intersection of the North line of Lot 1, Section 5, and the east line of the County Road leading from Klamath Falls to Keno; thence South 7 deg. 3' East, 92.2 feet; thence South 14 deg. 30' East, 312.55 feet; thence South 23 deg. 50' East, 179.6 feet; thence North 87 deg. 00' East, 231.0 feet along the southerly boundary of the C. R. DeLap tract to the true point of beginning for this description; thence continuing North 87 deg. 00' East, 15.41 feet to a point on the west line of a 24-foot road right of way; thence South 30 deg. 56' East along said west line of said road right of way, 98.62 feet; thence South 68 deg. 25' West, 43.87 feet; thence North 14 deg. 00' West, 103.00 feet to the true point of beginning.

"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 Covenants, conditions, restrictions, reservations, rights, rights of way, easements and taxes owing, if any, now on subject property. 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 \$to convey title. However, the actual consideration consists of or includes other property or value given or promised which is ^{the whole} _{part of the} 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.

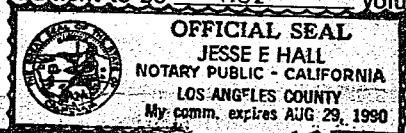
IN WITNESS WHEREOF, the grantor has executed this instrument this 23rd day of July, 19 87.

Mabel McMellin

CALIFORNIA
STATE OF ~~OREGON~~ County of Los Angeles ss.
August 4, 19 87.

Personally appeared the above named MABEL McMELLIN

instrument to be her voluntary act and deed. and acknowledged the foregoing



Before me:

Jesse E Hall
Notary Public for California
My Commission Expires: 8-29-1990

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Calvin A. Bridgestock
2355 Marina DR
Klamath Falls Ore 97601
NAME, ADDRESS, ZIP

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

As above.

NAME, ADDRESS, ZIP

STATE OF OREGON,

ss.

County of Klamath

I certify that the within instrument was received for record on the 22nd day of October, 19 87, at 1:12 o'clock P. M., and recorded in book/reel/volume No. M87 on page 19070 or as document/fee/file/Instrument/microfilm No. 80736, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

NAME

TITLE

By *Pam Smith*

Deputy

Fee: \$10.00

FORM 685-2.5M

87 OCT 22 PM 1 12

col 10