

81093

KNOW ALL MEN BY THESE PRESENTS, That Scott C. Kellstrom

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Todd L. & Cynthia C. Kellstrom, his husband and wife, hereinafter called the grantees, does hereby grant, bargain, sell and convey unto the grantees, as tenants by the entirety, the heirs of the survivor and their assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

A portion of Lot 8, Section 32, Township 38S, Range 9E, W. 1M., more particularly described as follows: Beginning at the stone monument in the center of Main Street on the westerly line of Payne Alley in the Original Town of Linkville (now City of Klamath Falls), Oregon; thence S. 66° 42' 00" W., along the center line of Main Street, a distance of 187.0 feet; thence N. 19° 48' 00" W. a distance of 465.5 feet; thence N. 42° 18' 00" W. a distance of 587.5 feet to a stone monument in the center of Conger Avenue; thence S. 51° 58' 00" W. a distance of 19.3 feet; thence N. 47° 23' 00" W. a distance of 230.1 feet to the TRUE POINT OF BEGINNING of this description; said true point of beginning being the most Easterly corner of parcel of land described in deed from The California Oregon Power Company to Lyle Kellstrom and Betty Kellstrom, husband and wife, dated June 20, 1951, recorded July 17, 1951, in Volume 248, Page 441, deed records of Klamath County, Oregon; thence continuing from said

To Have and to Hold the above described and granted premises unto the said grantees, as tenants by the entirety, their heirs and assigns forever. And grantor hereby covenants to and with grantees and the heirs of the survivor and their assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances, 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 \$0.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which) (This sentence between the symbols ©, if not applicable, should be deleted. See ORS 93.030.) 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 2nd day of November, 1987, 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.

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.

STATE OF OREGON, County of Klamath, ss. Personally appeared Scott C. Kellstrom, 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 Todd L. Kellstrom and Cynthia C. Kellstrom, who, being duly sworn, and acknowledged the foregoing instrument to be their 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.

Notary Public for Oregon My commission expires

Notary Public for Oregon My commission expires

GRANTOR'S NAME AND ADDRESS
Scott C. Kellstrom
660 Stanford
Klamath Falls, OR 97601
GRANTEE'S NAME AND ADDRESS
Todd L. & Cynthia C. Kellstrom
544 Conger
Klamath Falls OR 97601
After recording return to:
Todd Kellstrom
544 Conger
Klamath Falls OR 97601
NAME, ADDRESS, ZIP
Until a change is requested all tax statements shall be sent to the following address.
Todd Kellstrom
544 Conger
Klamath Falls OR 97601
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 1987, at o'clock M., and recorded in book/reel/volume No. on page or as fee/file/instrument/microfilm/reception No. Record of Deeds of said county. Witness my hand and seal of County affixed.
By Deputy

KNOW ALL MEN BY THESE PRESENTS That Scott J. Kellstrom, Lyle Kellstrom and Betty J. Kellstrom, husband and wife, do hereby certify that the within instrument was received for record on the _____ day of _____ A.D. 19____ at _____ o'clock _____ P. M., and duly recorded in Vol. _____ of _____ Deeds on Page _____.

true point of beginning S. 43°01' W. a distance of 116.0 feet; thence S. 48°40' W. a distance of 17.8 feet to a point; thence N. 47°23' W. a distance of 92.8 feet, more or less, to a point on the Westerly line of said parcel described in Deed Volume 248, Page 441; thence N. 44°35' E. along said Westerly line, a distance of 134.0 feet, more or less, to a point on the Southwesterly line of Conger Avenue and which is the most Northerly corner of parcel described in Deed Volume 248, Page 441; thence S. 47°23' E. along the Southwesterly line of Conger Avenue, a distance of 91.0 feet, more or less, to the point of beginning.

SUBJECT TO: (1) Right of way and easement for sewer line, including the terms and provisions thereof, given by The California Oregon Power Company to the City of Klamath Falls and recorded July 22, 1929, in Volume 87, Page 466, Deed Records of Klamath County, Oregon; (2) Right to all underground water under said property as conveyed by The California Oregon Power Company, a corporation, to Oregon Water Corporation, by instrument, including the terms and provisions thereof, dated July 14, 1950, recorded July 17, 1950, in Volume 240, Page 265, Deed Records of Klamath County, Oregon; (3) Reservations contained in deed from The California Oregon Power Company, a corporation, to Lyle Kellstrom and Betty J. Kellstrom, husband and wife, dated June 20, 1951, recorded July 17, 1951, in Volume 248, Page 441, Deed Records of Klamath County, Oregon; (4) Release and waiver of claim for damages, including the terms and provisions thereof, and perpetual right, privilege and easement to keep, maintain, regulate and control the waters of Lake Ewauna and Klamath River at and between the surface elevations of 4085.0 and 4086.50 feet above sea level as conveyed by Lyle Kellstrom and Betty J. Kellstrom, husband and wife, to The California Oregon Power Company, a corporation, and California Oregon Power Company, a corporation, by instrument dated July 18, 1951, recorded July 23, 1951, in Volume 248, Page 505, Deed Records of Klamath County, Oregon; (5) Easement, including the terms and provisions thereof, given by Lyle Kellstrom and Betty J. Kellstrom, husband and wife, to The California Oregon Power Company, a California corporation, dated November 5, 1951, recorded November 9, 1951, in Volume 251, Page 35, Deed Records of Klamath County, Oregon; (6) Easement for ingress and egress to construct a sewer line and to make repairs and maintain said sewer, including the terms and provisions thereof, given by Lyle Kellstrom and Betty J. Kellstrom, husband and wife, to City of Klamath Falls, Oregon, dated October 25, 1960, recorded April 13, 1961, in Volume 328, Page 526, Deed Records of Klamath County, Oregon; (7) Agreement, including the terms and provisions thereof, between Herbert C. LeSueur and Mary-Louise LeSueur, husband and wife, Howard Barnhisel and Maybelle E. Barnhisel, husband and wife, and Lyle Kellstrom and Betty J. Kellstrom, husband and wife, dated June 10, 1968, recorded June 19, 1968, Microfilm Records of Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ the _____ 2nd day of _____ November A.D. 19 87 at 2:32 o'clock P. M., and duly recorded in Vol. M87 of _____ Deeds on Page 19789.

FEE \$15.00

Evelyn Biehn, County Clerk
By _____

~~I certify that the within instrument was received for record on the _____ day of _____ A.D. 19____ at _____ o'clock _____ P. M., and duly recorded in Vol. _____ of _____ Deeds on Page _____.~~

Klamath Falls OR 97601
Lyle Kellstrom
Betty J. Kellstrom
Conger
Klamath Falls OR 97601
Lyle Kellstrom
Betty J. Kellstrom
Conger
Klamath Falls OR 97601
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