

81362

WARRANTY DEED

Vol 187 Page 20313

KNOW ALL MEN BY THESE PRESENTS, That
ROSINA M. S. MCRORIE
hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
ATKINSON AND ATKINSON, INC.
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 ap-
pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

See attached Exhibit A

(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

Subject to easements and rights of way of record and apparent on the land
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 \$15,500.00
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). (The 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 5th 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 DE-
SCRIBED 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.

Rosina M. S. MCRORIE
ROSINA M. S. MCRORIE

CALIFORNIA
STATE OF OREGON,
County of ORANGE } ss.
November 5, 1987

CALIFORNIA
STATE OF OREGON, County of ORANGE } ss.
November 5, 1987

Personally appeared the above named
ROSINA M. S. MCRORIE

Personally appeared ROSINA M. S. MCRORIE and
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

and acknowledged the foregoing instru-
ment to be HER 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 be-
half 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:
(OFFICIAL SEAL) Roger C. Taylor
Notary Public for Oregon
My commission expires: 9/16/88

Before me:
(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires:

(If executed by a corporation,
affix corporate seal)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:
Atkinson & Atkinson, Inc.
2631 Kline St.
Roseburg, Oregon 97470
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:
Atkinson & Atkinson, Inc.
2631 Kline St.
Roseburg, Oregon 97470
NAME, ADDRESS, ZIP

STATE OF OREGON, } ss.
County of

I certify that the within instru-
ment was received for record on the
day of 19, at o'clock M., and recorded
in book/reel/volume No. on
page or as fee/file/instru-
ment/microfilm/reception No.
Record of Deeds of said county.

Witness my hand and seal of
County affixed.

NAME TITLE
By Deputy

SPACE RESERVED
FOR
RECORDER'S USE

DESCRIPTION OF PROPERTY

The following described real property situate in Klamath County, Oregon:

20314

A parcel of land containing 1.01 acres, more or less, situated in the NE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 1, Township 40 South, Range 7 East, Willamette Meridian, in Klamath County, Oregon, more particularly described as follows:

Beginning at the E $\frac{1}{4}$ corner of Section 1 on the Range line between Ranges 7 and 8 and East of the Willamette Meridian; thence N. 00°03'59" W. 1735.17 feet to a 5/8 inch iron rod on the said Range line; thence S. 89°56'01" W. 198.00 feet at right angles to the said Range line to a 5/8 inch iron rod, thence N. 00°03'59" W. 435.64 feet and parallel to said Range line to a 5/8 inch iron rod, being the Southeasterly corner of said parcel, the true point of beginning, thence S. 89°56'01" W. 202.00 feet at right angles to the said Range line to a 5/8 inch iron rod; thence N. 00°03'59" W. and parallel to the said Range line to a point at the intersection with the Southerly right-of-way line of Highway 66; thence Easterly along the Southerly right-of-way line of said Highway to a 5/8 inch iron rod at the intersection of said line with a line running parallel to, and 198.00 feet from said Range line when measured at right angles to said Range line; thence S. 00°03'59" E. 224.36 feet and parallel to the said Range line to the point of beginning.

ALSO, an easement for ingress and egress over and across the following property: Beginning at a point 660 feet South of the South line of Highway 66 on the Range line between Ranges 7 and 8 East of the Willamette Meridian; thence West at right angles to said Range line 198 feet to the true point of beginning of the tract to be herein described; thence North and parallel with said Range line 660 feet, more or less, to a point on the South line of Highway 66; thence Westerly along the South line of said Highway to a point 16 feet distant when measured at right angles to the East line of the herein described tract; thence South and 16 feet distant from the said East line to a point of intersection of said line with a line running at right angles to and 660 feet South of Highway 66 when measured along the Range line between said Ranges 7 and 8; thence East 16 feet to the true point of beginning, being in Section 1, Township 40 South, Range 7 East of the Willamette Meridian.

STATE OF CALIFORNIA
COUNTY OF ORANGE

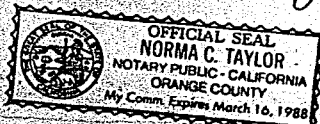
ON THIS THE 5TH DAY OF November 19 87
BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC,
PERSONALLY APPEARED

ROSINA M. S. McRORIE

KNOWN TO ME TO BE THE PERSON WHOSE NAME
IS SUBSCRIBED TO THE
WITHIN INSTRUMENT AND ACKNOWLEDGED THAT
SHE EXECUTED THE SAME
FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS WHEREOF, I HEREUNTO SET MY HAND
AND OFFICIAL SEAL.

Norma C. Taylor



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Company the 9th day
of November A.D. 19 87 at 11:41 o'clock A M., and duly recorded in Vol. M87
of Deeds on Page 20313
Evelyn Biehn, County Clerk
By Patricia Ann Smith

FEE \$15.00