KCTC-37WAREANTY DEED Vol. <u>M87</u> Pag**20647** 8020.81567 KNOW ALL MEN BY THESE PRESENTS, That WAYNE C. CHURCH and MARY A husband and wife, hereinatter called the grantor, for the consideration hereinalter stated, to grantor paid by ROSINA M. S. MCRORIE test (0.301 bins of leffered artimet entire anth bins to so the mainter called 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 appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit: A parcel of land containing 3.03 acres, more or less, situated in the Northeast one-quarters of the Northeast one-quarter of Section 1, Township-40 South, Range 7 East, Willamettes Meridian; in Klamath County, Oregon, more particularly described as follows: estieg bedint se Beginningatathe East 1/4 Corner of Section 13 on the Range line between Ranges 7 and 8 East of the Willamette Meridian; thence N 00°03'59"W -- 1735.17 feet to a 5/8" 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 licon rod, being the Southeasterly corner of said parcel, the true but is a second the four of the formation of the formation of the herein Thence S 89°56'01"W -- 202.00 feet at right angles to the said Range line to a 5/8" iron rod; sans; bias and of falls; so and the feet of falls; so thence NCOO^O03'59"W and parallel to the said Range line to a point at the intersection with the Southerly right-of-way line of Highway 66; 10 991110 9(continued on other side) VING DEPLOSED EL LE CONTINUE DESCRIPTION ON REVERSE SIDE Son states of the set 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 Except subject to easements, restrictions, reservations, and rights-of-way of record and those apparent on the land. 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. ^OHowever, the actual consideration consists of or includes other property or value given or promised which is the whole part of the Consideration (indicate which).⁽¹⁾ (The sentence between the symbols ⁽¹⁾, it 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 64 day of 98, 1978; 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. Wayne C. Church Wayne C. Church (If executed by a con affix corporate seal) Quiurch STATE OF OREGON STATE OF OREGON, County of Klamath , 19 County of (une 6 1078 Personally appeared andwho, being duly sworn, ally appeared the woose named Wayne hystoch land Mary A. Church each for himself and not one for the other, did say that the former is the president and that the latter is thesecretary of , a corporation, and that the seal attixed 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. Balance me: P propaction ledged the foregoing instru-Their S voluntary act and deed. ment to be Source Stide Blubal Before me: (OFFICIAL (OFFICIAL SEAL) SEAL) Public for Oregon Notary Public for Oregon My commission expires: 8-23-81 My commission expires: Wayne C. and Mary A. Church STATE OF OREGON, 522 Pacific Terrace Klamath Falls, Oregon 97601 County of ... I certify that the within instru-Rosina M. S. McRorie ment was received for record on the P.O. Box 451 Keno, Oregon 97627 o'clock M., and recorded at CE RESERVE on page or as in book After recording return to: file/reel number.... DER'S USE Rosina M. S. McRorie Record of Deeds of said county. P.O. Box 451 Witness my hand and seal of Keno, Oregon 97627 County affixed. NAME ADDRESS, ZIP Until a change is requested all tax statements shall be sent to the following address Rosina M. S. McRorie **Recording Officer** P.O. Box 451 ByDeputy Keno, Oregon 97627 NAME, ADDRESS, ZIP

CHO YNVASELW

Vol. 177 Pag.206-17

20648

CALLY ALL MARK ALL THE THE THE THE WALKS C. CEVER ALL MARK A. CHITCH. thence, Easterly, along the Southerly right-of-way line of said Highway to a point 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 00903'59"E -- 660.00 feet and parallel to the said Range line to the rich and the factor associated and the for the former that

Subject, to, a non-exclusive easement for ingress and egress over and across the following property: Beginning at the true point of beginning of the above so thence Sy89 56101 W -- 16.00 feet at right angles to the said Range line to

a point; s of jest thence N $00003'59"W_{\odot}$ and parallel to the said Range line to a point at the shence 1: 009031 59"X -= 1135

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 point

16 feet distance when measured at right angles to the West line of the herein described parch; niss -- 660.00 feet and parallel to the said Range line to the point of true beginning. described parcel;

The basis of bearings is Recorded Survey No. 1167 on file in the office of the County Surveyor of Klamath County, Oregon. anno esta testa.

Subject to Grant of Right-of-way to California Oregon Power Company for erection and maintenance of power and telephone lines as described in Deed Volume 76, page 69 of Deed records of Klamath County, Oregon. Son See

STATE OF OREGON: COUNTY OF KLAMATH: SS.

Filed for record at request of Klamath County Title Company A.D., 19 87 at 1:42 o'clock P M., and duly recorded in Vol. dav M87 on Page Evelyn Biehn, 20647 FEE \$15.00 County Clerk By 22 Am, 27 CARARA A AND A CAR - io, one of story, Como, of 11 6de internet of the states N. S. M. S. N. Amme when shied con-and all works, and that and all all the said and any hart base strength will any - B. S. S. all is reuse our main that making - W TH SHERE astrones as a Construction 4. The construction of the construction of the construction of the construction of the end of both and the construction of the construction of the construction of the for the construction of the construction of the construction form the basic basic for construction of the basic basic construction of the const 記録をないまたもようことではテ S. S. S. 1. 1. Line to be day nishaith per philipping malan EES States and inerities missing of the STATE OF CIREOON nound . a grat has . 9 says ≫sranoO unizati alestica edit iseli characi sile no bican sai terrison pare 1000 . et . ંક, જુણા Solaria Marina Alahara an in See no. TREE ESTREL CLOSE in book. ALC: NO. OF DG: Precord of Press of and send in the send the send of t and rolling or the e Pole in Marstern P.O. 1992 - S. Pounty ettined. THE ME TO LOOK Reporting Officer Car Arry in Lines Gentle Ref. Stor - Said and the standard of the second Deput Frank ... States and and and

> 150 0