

82835

Vol. 1787 Page 22862

D E E D

KNOW ALL PERSONS BY THESE PRESENTS, made this 23rd day of December 1987, that William Ganong, Jr. and Frank F. Ganong, as Trustees of WILLIAM GANONG TESTAMENTARY TRUST B, in consideration of One Dollar and to distribute the assets of said Trust to the Beneficiaries thereof, said Trust having been terminated, do hereby give, grant, convey and distribute unto the following named Beneficiaries of said Trust in the following described undivided interests as Tenants in Common the following described Parcel of Real Property in Klamath County, Oregon, to wit:

HAL CHASE, JR. a one-third interest;
FRANK G. CHASE a one-third interest;
CHRISTIAN W. CHASE a one-third interest;
in and to:

Lots 3 and 4 in Block 20 of First Addition to the City of Klamath Falls, Klamath County, Oregon, according to the Official Plat thereof,

Saving, excepting and reserving therefrom an Easement for Utilities, five feet wide, to be forever appurtenant to and for the benefit of Lots 6, 7, 8, 9 and 10 in said Block 20 and more particularly described as follows:

Beginning at the intersection of the Lot Line between Lots 2 and 3 in said Block 20 with Roosevelt Street, and Thence, running Southeasterly on said common Lot Line of said Lots 2 and 3 and said Lot Line extended to intersect with the Lot Line between Lots 8 and 9 in said Block 20; Thence, running Southwesterly along the Northwesterly Lot Line of said Lot 8 a distance of 5 feet; Thence, running Northwesterly, parallel to and 5 feet distant from said common Lot Line of Lots 2 and 3 and said Lot Line extended to intersect with Roosevelt Street; Thence Northeasterly on the Line between said Lot 3 and Roosevelt Street a distance of 5 feet to the Point of Beginning.

SUBJECT TO THE FOLLOWING LAW:

"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." ORS 93.040.

WM. GANONG (SR.)
LAWYER
OSB No. 48030
P.O. BOX 57
KLAMATH FALLS, OREGON
97601-0057
PHONE: (503) 882-7228

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SUBJECT TO: Easements and rights of way of record and those apparent on the land, if any there may be.

TO HAVE AND TO HOLD said premises with their appurtenances unto the said Grantees and their respective heirs, devisees, grantees and assigns in the interests above specified as Tenants in Common forever.

We hereby certify that this Deed is to distribute the assets of said Trust to the Beneficiaries of the Trust, said Trust having been terminated, and that no consideration as defined by ORS 93.030 was paid for the same.

IN WITNESS WHEREOF, the Grantor has executed this Deed the day and year first herein written.

WILLIAM GANONG TESTAMENTARY TRUST B

By [Signature]
William Ganong, Jr.
and

By [Signature]
Frank F. Ganong
TRUSTEES

STATE OF OREGON)
County of Klamath) SS.

On this 23rd day of December, 1987, before me a Notary Public in and for said State and County, personally appeared William Ganong, Jr. and Frank F. Ganong known to me to be the persons who executed the foregoing document as Trustees of William Ganong Testamentary Trust B and each of said persons acknowledged to me that they executed the same in the capacity therein stated and for the purposes therein contained.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Official Seal the day and year last above written.

(SEAL)

[Signature]
Notary Public for Oregon
My Commission expires: 12/18/89

WM. GANONG (SR.)
LAWYER
OSB No. 48030
P.O. BOX 57
KLAMATH FALLS, OREGON
97601-0053
PHONE: (503) 882-7228

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1 Until a change is requested all tax statements shall be sent to
2 the following address:

3 Hal Chase, Jr.
4 617 Nikki Drive
5 Petaluma, CA 94952

6 AFTER RECORDING
7 RETURN TO
8

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ the 23rd day
of December A.D., 19 87 at 4:34 o'clock P. M., and duly recorded in Vol. M87
of Deeds on Page 22862

Evelyn B. Zehn County Clerk
By Bernetha A. Detoch

FEE \$20.00

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WM. GANONG (SR.)
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