

83155

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That BETSY D. LITWILLER, aka BETTY LITWILLER, an estate in fee simple as to an undivided 2/6 interest, ROSE GOSS, an estate in fee (CONT. BELOW) hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by RAYMOND D. RICKARDS and GAIL H. RICKARDS, husband and wife, hereinafter 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: (GRANTOR CONTINUED FROM ABOVE) simple as to an undivided 2/6 interest, JOHN LAMPMAN, an estate in fee simple as to an undivided 1/6 interest, VIRGINIA MILLER, an estate in fee simple as to an undivided 1/6 interest, All as Tenants in Common.

SEE REVERSE FOR COMPLETE LEGAL DESCRIPTION AND EXCEPTIONS

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 those as mentioned on reverse

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 \$ 72,750.00. However, the actual consideration consists of or includes other property or value given or promised which is 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 28th day of December, 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 Marion

December 28th, 1987

Personally appeared John Lampman and on December 29, 1987, personally appeared the above named, appeared Rose Goss and Virginia Miller

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

(OFFICIAL SEAL)

Before me:

Notary Public for Oregon  
My commission expires: 2/26/88

STATE OF OREGON, County of

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Personally appeared

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

a corporation, 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.

Before me:

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of Josephine

ss.

BE IT REMEMBERED, That on this 30th day of December, 1987, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named Betsy D. Littwiller

known to me to be the identical individual described in and who executed the within instrument and acknowledged to me that she executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

Notary Public for Oregon

My Commission expires:

My Commission Expires April 12, 1988

# EXHIBIT A LEGAL DESCRIPTION

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

The West 100 feet of The East 200 feet of that portion of the SE $\frac{1}{4}$ NE $\frac{1}{4}$  of Section 3, Township 36 South, Range 6, East of the Willamette Meridian, which lies North of Harriman Creek.

A tract of land situated in that portion of the SE $\frac{1}{4}$ NE $\frac{1}{4}$  of Section 3, Township 36 South, Range 6, East of the Willamette Meridian, Klamath County, Oregon, which lies North of Harriman Creek and which is more particularly described as follow, to-wit:

Commencing at the Northeast corner of SE $\frac{1}{4}$ NE $\frac{1}{4}$  of said Section 3; thence West along the North line of said SE $\frac{1}{4}$ NE $\frac{1}{4}$  of said Section 3, a distance of 100 feet to an iron bolt set in concrete, which iron bolt marks the Northeast corner of the tract of land conveyed to C.T. Darley by deed recorded in Volume 286 at page 549, of Klamath County, Oregon, Deed Records and which marks the true point of beginning. Starting at said true point of beginning, thence Westerly on the North line of said SE $\frac{1}{4}$ NE $\frac{1}{4}$  of Section 3 a distance of 100 feet to an iron bolt set in concrete which marks the Northwest corner of said Darley Tract; thence South 1°09' West along the West side of said Darley Tract a distance 241.0 feet, more or less, to an iron pipe set in concrete; thence South 29° 19' West 25.0 feet, more or less, to an iron pipe set in concrete and located on the North bank of Harriman Creek, thence North 81° 45' West 152.6 feet to the center line of a 20 foot width roadway; thence North 10° 57' East on said road center line 76.2 feet; thence South 84° 42' East 10.0 feet to an iron pin set in concrete; thence North 2° 17' West 160.0 feet, more or less, to an iron pipe set in concrete and located on the North line of the SE $\frac{1}{4}$ NE $\frac{1}{4}$  of said Section; thence Easterly on said North line a distance 150.0 feet, more or less, to said Northwest corner of said Darley Tract; thence North 1° 09' East 157 feet, more or less, to the center line of the Harriman to Rocky Point Road; thence Easterly on the last said road 100 feet, more or less, to a point located 100 feet West of the East boundary of said Section 3; thence Southerly on a straight line to the true point of beginning.

1. Agreement between Herbert Fleishhacker and May Belle Fleishhacker, husband and wife, and The California Oregon Power Company, a corporation, dated January 25, 1924, recorded February 15, 1924, in Volume 63 page 460, Deed Records of Klamath County, Oregon, relative to the raising and/or lowering of the water of Upper Klamath Lake between the elevations of 4137 and 4143.3 feet above sea level.

2. Grant of Right of way, including the terms and provisions thereof, given by William K. Johnson and Vivian N. Johnson, husband and wife, to The California Oregon Power Company, a California corporation, dated November 1, 1955, recorded November 8, 1955, Volume 279 page 97, Deed records of Klamath County, Oregon.

3. Grant of Right of Way, including the terms and provisions thereof, given by Frank E. Fleet and Anna-Belle Fleet, husband and wife, to The California Oregon Power Company, a California corporation, dated October 18, 1955, recorded October 31, 1955, in Volume 278 page 510, Deed Records of Klamath County, Oregon.

4. Grant of Right of Way, including the terms and provisions thereof, given by William K. Johnson and Vivian N. Johnson, husband and wife, to The California Oregon Power Company, a California corporation, dated August 1, 1960, recorded January 4, 1961, in Volume 323 page 220, Deed records of Klamath County, Oregon.

5. Reservations and Restrictions contained in deed form William K. Johnson to C.T. Darley dated, August 13, 1962, recorded December 31, 1962, in Volume 342 page 209, Deed records of Klamath County, Oregon.

6. Easements, including the terms and provisions thereof, given by C.T. Darley, to John L. Goss and Rose D. Goss, husband and wife, Clifford Daniel Miller, and Charles Joseph Miller, dated January 24, 1967, recorded January 25, 1967, Deed records of Klamath County Oregon.

7. Easements given by C. H. Darley, as Trustee, to Sheri Darley Edmonds, formerly Sheri Daniel Miller and Lois Miller, husband and wife, and Clifford Daniel Miller and Lois Miller, husband and wife, as grantee, recorded Nov. 5, 1981, in Volume M81, page 19325, Deed records of Klamath County, Oregon.

8. Easement given by Sheri Darley Edmonds, formerly Sheri D. Miller, to C. H. Darley, as Trustee and Marion D. Miller and Virginia D. Miller, husband and wife, and Clifford Daniel Miller and Lois Miller, husband and wife, as grantees, dated May 20, 1981, recorded November 5, 1981, in Volume M81, page 19330, Deed Records of Klamath County, Oregon.



Tax Statements: Rickards, Raymond  
Harriman Rt. Box 92  
Klamath Falls, Oregon 97601

Return to: Willamette Valley Title  
P.O. Box 533  
Stayton, Oregon 97383

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Company the 5th day  
of January A.D., 19 88 at 12:01 o'clock P M., and duly recorded in Vol. M88  
of Deeds on Page 128

FEE \$20.00

Evelyn Biehn, County Clerk

By Pam Smith