

09-13537 AC 32131
FORM No. 633—WARRANTY DEED (Individual or Corporate).

OK 86353

WARRANTY DEED

STEVENS-NESS LAW PUBLISHING CO., PORTLAND, OR. 97204

Vol. 788 Page 5952

KNOW ALL MEN BY THESE PRESENTS, That BETTY JEAN MC LEOD also known as BETTY JANE MC LEOD hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by EDWARD J. SRCH and RUTH ANN SRCH, husband and wife 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:

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

SEE ATTACHED EXHIBIT "A"

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 \$ 135,000.00.
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 ①, 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 15th day of April, 1988; 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.

Betty Jean McLeod

STATE OF OREGON,
County of Klamath } ss.
April 15, 1988

STATE OF OREGON, County of _____) ss.
_____, 19____.

Personally appeared the above named
BETTY JEAN MCLEOD
and acknowledged the foregoing instrument to be her voluntary act and deed.

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:
(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires: 7-6-90

Notary Public for Oregon
My commission expires: _____
(OFFICIAL SEAL)
(If executed by a corporation, affix corporate seal)

GRANTOR'S NAME AND ADDRESS
GRANTEE'S NAME AND ADDRESS

After recording return to:
Klamath First Federal S&L
540 Main St
Klamath Falls OR 97601
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.
Same as above

NAME, ADDRESS, ZIP

STATE OF OREGON,
County of _____ } ss.

I certify that the within instrument 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/instrument/microfilm/reception No. _____.
Record of Deeds of said county.
Witness my hand and seal of County affixed.

By _____ Deputy

EXHIBIT "A"

5953

PARCEL 1:

A parcel of land called 3A (See R. O. S. #1010), located in the Southwest corner of $W\frac{1}{2}NE\frac{1}{4}SW\frac{1}{4}$ of Section 9, Township 39 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a $\frac{1}{2}$ " iron pin located South $0^{\circ} 21'$ West, 898.34 feet from the center West $1/16$ corner of Section 9; thence South $89^{\circ} 34'$ East, 328.50 feet to a point; thence South $0^{\circ} 16\frac{1}{2}'$ West 447.86 feet to a point; thence North $89^{\circ} 48'$ West, 329.17 feet to a $\frac{1}{2}$ " iron pin Southwest $1/16$ corner Section 9; thence North $0^{\circ} 21'$ East, 449.17 feet to the point of beginning.

PARCEL 2:

A parcel of land called 3B (See R. O. S. #1010), located in Southeast corner of $W\frac{1}{2}NE\frac{1}{4}SW\frac{1}{4}$ of Section 9, Township 39 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point located South $89^{\circ} 07'$ East, 327.2 feet and South $0^{\circ} 16\frac{1}{2}'$ West 895.72 feet from the center West $1/16$ corner of Section 9; thence South $89^{\circ} 34'$ East, 328.50 feet to a $\frac{1}{2}$ " iron pin; thence South $0^{\circ} 10\frac{1}{2}'$ West, 446.55 feet to a $\frac{1}{2}$ " iron pin; thence North $0^{\circ} 16\frac{1}{2}'$ East 328.50 feet; thence 447.86 feet to the point of beginning.

SUBJECT TO:

1. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Basin Improvement District.

Subject to the terms and provisions of that certain instrument recorded July 24, 1970 in Volume M-70 at page 6187 as "Notice to persons intending to Plat Lands within the Klamath Basin Improvement District." (Affects Parcel 1)

2. Easement, including the terms and provisions thereof:
 Granted to : Pacific Telephone and Telegraph Co.
 Recorded : August 1, 1942
 Book : 149
 Page : 42

3. Easement for roadway purposes, including the terms and provisions thereof, as set forth in Agreement between C. E. Dunn et al., recorded May 8, 1972 in Book M-72 at page 4840.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 15th day
 of April A.D. 19 88 at 4:26 o'clock P.M., and duly recorded in Vol. M88,
 of Deeds on Page 5952.

FEE \$15.00

Evelyn Bighn
 By Bernetha A. Fetsch County Clerk