

56483

WARRANTY DEED—SURVIVORSHIP

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KNOW ALL MEN BY THESE PRESENTS, That ELAINE B. SELLES

for the consideration hereinafter stated to the grantor paid by ELAINE B. SELLES, hereinafter called the grantor, SELLES and HENRIETTA JOANNE CARSON hereinafter called grantees, hereby grants, bargains, sells and conveys unto the said grantees, not as tenants in common but with the right of survivorship, their assigns and the heirs of the survivor of said grantees, all of the following described real property with the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining, situated in the County of Klamath, State of Oregon, to-wit:

PARCEL 1

Beginning at a point on the Westerly line of the Old Road leading from Klamath Falls to Keno, at the intersection of said line with the Northerly right of way line of the Weyerhaeuser Timber Company's logging road as same is now constructed; thence North 22°10' East along the west line of said Old Road, 153.25 feet; thence North 67°50' West 148.225 feet; thence North 22°10' East 153.25 feet; thence North 67°50' West 148.225 feet; thence South 22°10' West 281.56 feet to said railroad right of way; thence Southeasterly along said railroad right of way to the place of beginning, being in the NE¼SW¼ of Section 31, Township 39 South, Range 8 East of the Willamette Meridian.

(CONTINUED — SEE ATTACHED)

TO HAVE AND TO HOLD the above described and granted premises unto the said grantees, their assigns and the heirs of such survivor, forever; provided that the grantees herein do not take the title in common but with the right of survivorship, that is, that the fee shall vest absolutely in the survivor of the grantees.

And the grantor above named hereby covenants to and with the above named grantees, their heirs and assigns, that grantor is lawfully seized in fee simple of said premises, that same are free from all encumbrances

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 \$ ESTATE PLANNING. 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 30th day of March, 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.

ELAINE B. SELLES

STATE OF OREGON,
County of Klamath } ss.
March 30, 1988

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

Personally appeared the above named ELAINE B. SELLES

_____ and 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 instrument 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 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.

Notary Public for Oregon
My commission expires 4/11/88

Notary Public for Oregon
My commission expires: _____

(OFFICIAL SEAL)

(If executed by a corporation, affix corporate seal)

Elaine B. Selles
P. O. Box 66
Keno OR 97627

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/title/instrument/microfilm/reception No. _____, Record of Deeds of said county.

Witness my hand and seal of County affixed.

By _____ NAME TITLE Deputy

GRANTOR'S NAME AND ADDRESS
Elaine B. & George W. Selles & JoAnne Carson
P. O. Box 66
Keno OR 97627

GRANTEE'S NAME AND ADDRESS
After recording return to:
Crane & Bailey
296 Main Street
Klamath Falls OR 97601

Until a change is requested all tax statements shall be sent to the following address.
Elaine B. and George Selles
P. O. Box 66
Keno OR 97627

SPACE RESERVED FOR RECORDER'S USE

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PARCEL 2

Lot 7, Block 1, KLAMATH RIVER ACRES, in the County of Klamath, State of Oregon.

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PARCEL 3

The N½ of Lot 6, Block 6, THIRD ADDITION TO ALTAMONT ACRES, according to the duly recorded plat thereof, subject to contract and/or lien for irrigation and/or drainage and to easements and rights of way of record and those apparent on the land.

PARCEL 4

A portion of land in the Northeast quarter of the Northeast quarter of Section 1, Township 40 South, Range 7 East of the Willamette Meridian, more particularly described as follows:

Beginning at ½" iron pin which lays North 89°31' West a distance of 567.4 feet from the Northeast corner of said Section 1, said point being on the North line of said Section 1; thence continuing on said Section line North 89°31' West a distance of 407.4 feet to a ½" pin; thence South 0°11' West a distance of 395.0 feet to a ½" iron pin which is on the Northerly right of way line of State Highway; thence Northeasterly along said right of way following a curve to the right 449.6 feet to a ½" iron pin. Said curve having a radius of 1200 feet and whose long chord lays North 66°26' East and a length of 446.0 feet; thence North 213.0 feet, more or less, to the point of beginning.

PARCEL 5

Beginning at a point that is 30 feet North of a point 766.1 feet West of the corner of Townships 39 and 40 South of Ranges 7 and 8, E.W.M.; thence North 208.7 feet; thence West 208.7 feet; thence South 208.7 feet; thence East 208.7 feet to the point of beginning, being a portion of Section 36, Township 39 South, Range 7 East of the Willamette Meridian, in Klamath County, Oregon.

PARCEL 6

Beginning at a point 238.7 feet north of a point 766.1 feet west of the corner common to Townships 39 and 40, south of Ranges 7 and 8, E.W.M.; thence, north 208.7 feet to a point; thence, west 208.7 feet to a point; thence, south 208.7 feet to a point; thence, east 208.7 feet to the place of beginning, and containing one (1) acre, more or less, and being a portion of Section 36, Township 39, south of Range 7, E.W.M., together with an easement for a road 30 feet wide along the south border or side of the following described realty, to-wit: beginning at a point 238.7 feet north of a point 557.4 feet west of the corner of Townships 39 and 40, Ranges 7 and 8; thence, north 417.4 feet; thence, west 208.7 feet; thence south 417.4 feet; thence east 208.7 feet to the point of beginning.

PARCEL 7

The North half of a certain piece of property described as follows: Beginning at a point 30 feet North of a point 557.4 feet West of the corner common to Townships 39 and 40 South, Range 7 and 8 inclusive and West of the Willamette Meridian, running thence North 208.7 feet; thence West 207.7 feet; thence South 208.7 feet; thence East 208.7 feet to the point of beginning, containing one acre, more or less, in Section 36, Township 39 South, Range 7 East of the Willamette Meridian, and all within Klamath County, Oregon, EXCEPTING therefrom by deed dated March 31, 1985, a five (5) foot strip of land described as follows, to-wit:

Beginning at a point 134.35 feet North and 557.4 feet West of the Southeast corner of Section 36, Township 39 South, Range 7 East, W.M.; thence North 104.35 feet; thence West 5 feet; thence South 104.35 feet; thence East 5 feet to the point of beginning.

PARCEL 8

Beginning at a point on the Westerly line of the Old Road leading from Klamath Falls to Keno, Oregon, at the intersection of said line of road and the Northerly right-of-way line of the Weyerhaeuser Timber Company's logging road as same is now constructed; thence Northeasterly along the West line of said Old Road 306.50 feet to the point of beginning of the land herein conveyed; thence North 67°50' West at right angles to said County road 296.45 feet; thence North 22°10' East 141 feet; thence south 67°50' East 333.45 feet to the Westerly line of said County Road; thence Southwesterly along said line of road to the point of beginning, in the NE¼SW¼ of Section 31, Township 39 South, Range 8 East of the Willamette Meridian.

Beginning at a point on the Westerly line of the Old Klamath Falls-Keno County Road which is North 22°10' East a distance of 153.25 feet from the intersection

(CONTINUED)

PARCEL 8 (continued)

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of the Westerly line of said road with the Northerly right-of-way line of the Weyerhaeuser Timber Company's logging railroad; thence North 22°10' East along the Westerly line of said road a distance of 153.25 feet; thence North 67°50' West 148.225 feet; thence South 22°10' West 153.25 feet; thence South 67°50' East 148.225 feet to the point of beginning, in the NE¼SW¼ of Section 31, Township 39 South, Range 8 East of the Willamette Meridian.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Crane & Bailey, Attorneys the 19th day
of April A.D., 19 88 at 3:28 o'clock P. M., and duly recorded in Vol. M88,
of Deeds on Page 6168.

FEE \$20.00

Evelyn Behn County Clerk
By Bernetha H. Ritsch