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KTC-40461  
SPECIAL WARRANTY DEED

Vol. 1188 Page 6203

KNOW ALL MEN BY THESE PRESENTS That WILLIAM DAVIS MEEKER and JOANNE W. MEEKER, husband and wife, and CHARLES A. HENRY and NORA MYRL HENRY, husband and wife, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto FRANK A. ANDERSON and SUSAN M. ANDERSON, husband and wife, hereinafter called grantee, and unto grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

Exhibit "A" attached hereto.

SUBJECT TO reservations and restrictions of record, easements and rights of way of record and those apparent on the land, contracts and/or liens for irrigation and/or drainage.

(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 the grantor hereby covenants to and with the said grantee and grantee's heirs, successors and assigns that said real property is free from encumbrances created or suffered thereon by grantor and that grantor will warrant and defend the same and every part and parcel thereof against the lawful claims and demands of all persons claiming by, through, or under the grantor.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$145,000.00.

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 20th 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.

STATE OF OREGON,

County of Klamath

April 20, 1988

Personally appeared, the above named

William Davis Meeker & Joanne W. Meeker and Charles A. Henry and Nora Myrl Henry

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

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires 6-21-88

STATE OF OREGON, County of \_\_\_\_\_) ss.

Personally appeared \_\_\_\_\_ and

each for himself and not one for the other, did say that the former is the \_\_\_\_\_, who, being duly sworn, 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:

(If executed by a corporation, affix corporate seal)

WILLIAM DAVIS MEEKER and JOANNE W. MEEKER, husband and wife, and CHARLES A. HENRY and NORA MYRL HENRY, husband and wife

FRANK A. ANDERSON and SUSAN M. ANDERSON, husband and wife,

GRANTEE'S NAME AND ADDRESS

PROCTOR & FAIRCLO  
280 MAIN STREET  
KLAMATH FALLS, OR 97601

NAME, ADDRESS, ZIP

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

Frank and Susan Anderson  
825 Old Midland Road  
Klamath Falls, OR 97603

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.

NAME TITLE

By \_\_\_\_\_ Deputy

SPACE RESERVED FOR RECORDER'S USE

DESCRIPTION OF PROPERTY

The following described real property situated in Klamath County, Oregon:

PARCEL 1:

Lots 2, 3, 4, 5, 6, 11 and 12 of Section 7, Township 40 South, Range 9 East of the Willamette Meridian, less that portion conveyed to the State of Oregon, by and through its State Highway Commission, by Deed recorded in Book 207 page 445 of Klamath County, Oregon Deed Records, and less that portion conveyed to C. A. Dunn and Anita M. Dunn by Deed recorded in Book 215 page 181 of Klamath County, Oregon Deed Records.

ALSO SAVINGS AND EXCEPTING, that portion conveyed to Donald T. Berger and Arlene M. Berger by Deed recorded in Volume M74 page 14654, records of Klamath County, Oregon, and more particularly described as follows: Commencing at the East one-quarter corner of Section 7, Township 40 South, Range 9 East of the Willamette Meridian; thence North, 1784.31 feet; thence West 1266.11 feet to a point on the West boundary of Lower Lake Road for the true point of beginning; thence South 89°00'50" West, 1060 feet, more or less, to the center line of the North Canal; thence Northwesterly along the centerline of the North Canal to the East boundary of the NW $\frac{1}{4}$  of the NW $\frac{1}{4}$  of said Section 7; thence North, along said East boundary to a point 30.00 feet South of the North boundary of said Section 7, said point also being the South boundary of State Highway No. 42; commonly known as Cross Road; thence Easterly, along said road boundary to the Westerly boundary of Lower Lake Road; thence South 22°57'11" East along the boundary of Lower Lake Road to the point of beginning.

EXCEPTING THEREFROM that part of the above described tract lying within Government Lots 7 and 10 of said Section 7.

PARCEL 2:

NE $\frac{1}{4}$ NE $\frac{1}{4}$  of Section 7, Township 40 South, Range 9 East of the Willamette Meridian, Excepting therefrom that portion conveyed to State of Oregon, by and through its State Highway Commission by Deed recorded in Book 207 at page 445, of Deed records of Klamath County, Oregon.

PARCEL 3:

NW $\frac{1}{4}$ , NE $\frac{1}{4}$ SW $\frac{1}{4}$ , and Lot 1 of Section 8, Township 40 South, Range 9 East of the Willamette Meridian.

Saving and Excepting that portion deeded to Lawrence F. Gray in Deed Volume 360 page 309, records of Klamath County, Oregon, and more particularly described as follows: All that portion of NE $\frac{1}{4}$ SW $\frac{1}{4}$ , Lot 1 and the SE $\frac{1}{4}$ NW $\frac{1}{4}$  of said Section 8 lying Southwesterly, Southerly and Southeasterly of the following described line, to-wit: Commencing at a point on the North line of said Lot 1, which point lies Westerly 495 feet from the Northeasterly corner of said Lot 1 and running thence Southeasterly to a point which is Westerly 165 feet from a point on the East line of said Lot, which last point is 580 feet South of said Northeast corner of said Lot 1; thence Easterly a distance of 430 feet to a point which is 265 feet Easterly of said point 580 feet South of the Northeast corner of said Lot 1; and thence Northeasterly in a straight line to a point on the East line of SE $\frac{1}{4}$ NW $\frac{1}{4}$  of said Section 8, which point is 840 feet North of the Southeast corner of said SE $\frac{1}{4}$ NW $\frac{1}{4}$  of Section 8.



## EXHIBIT "A"

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Description continued-

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EXCEPTING FROM said Parcels 1, 2 and 3 the following described premises:

A parcel of land situate in Section 7, Township 40 South, Range 9 E.W.M., being more particularly described as follows:

Beginning at a point on the Westerly right-of-way line of the Lower Klamath Lake Road, from which point the East 1/4 corner of Section 7, Township 40 South, Range 9 E.W.M., bears N. 22°57'11" W. 33.4 feet, East 1266.11 feet and South 1784.31 feet distant; thence N. 67°02'49" E. 30.00 feet to a point on the centerline of said Lower Klamath Lake Road; thence along said centerline S. 22°57'11" E. 1588.75 feet to a point; thence along a 2664.0 foot radius curve to the left, the long chord of which bears S. 25°10'55" E. 207.24 feet, 207.28 feet to a point; thence, leaving said centerline, S. 62°35'20" W. 30.00 feet to a point on the Westerly right of way line of said Lower Klamath Lake Road; thence S. 60°42'40" W. 64.25 feet to a 5/8 inch iron pin reference monument; thence S. 60°42'40" W. 34 feet, more or less, to a point on the centerline of the North Canal of the Klamath Drainage District, as the same is presently located and constructed; thence Northwesterly along the North Canal centerline 2378 feet, more or less, to a point on line with an existing fence to the East; thence along said fence line N. 86°58'15" E. 1025.8 feet, more or less, to the point of beginning.

ALSO EXCEPTING from said Parcels 1, 2 and 3 those premises conveyed according to the Boundary Line Agreement and Conveyanced between Donald T. Berger and Arlene M. Berber, grantees, and the Joe Meeker Testamentary Trust, dated September 10, 1982, more particularly described as follows:

Beginning at a point on the Westerly right of way line of the Lower Klamath Lake Road, from which point the East 1/4 corner of Section 7, T. 40 S., R. 9 E.W.M., bears East 1266.11 feet and South 1784.31 feet distant; thence N. 67°02'49" E. 30.00 feet to a point on the centerline of said Lower Klamath Lake Road; thence along said centerline S. 22°57'11" E. 33.4 feet to a point; thence S. 67°02'49" W. 30.0 feet, to a point on the Westerly right of way line of said road; thence S. 86°58'15" W. along an existing fence line and the extension thereof 1025.8 feet, more or less, to a point on the centerline of the North Canal of the Klamath Drainage District as the same is presently located and constructed; thence Northwesterly along said canal centerline 82.5 feet, more or less, to a point; thence N. 89°00'50" E. 26 feet, more or less, to a 5/8 inch iron pin reference monument; thence N. 89°00'50" E. 1033.95 feet, more or less, to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Co. the 20th day  
of April A.D., 19 88 at 11:43 o'clock a M., and duly recorded in Vol. M88  
of Deeds on Page 6202.

FEE \$20.00

Evelyn Biehn County Clerk  
By Bernetha J. Heltsch