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K-40532
WARRANTY DEEDVol M 88 Page 6639KNOW ALL MEN BY THESE PRESENTS, That
MITCHELL BROS. TERMINAL CO., an Oregon Corporationhereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
ED CLOUGHthe 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

Subject to easements and rights of way of record and apparent on the land.

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 \$ 30,000.00.
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 (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 26th 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.

MITCHELL BROS. TERMINAL CO., and
Oregon CorporationBY: B. D. Mitchell

STATE OF OREGON,

County of _____

} ss.

, 19____.

Personally appeared the above named _____

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

Before me:

(OFFICIAL
SEAL)

Notary Public for Oregon

My commission expires: _____

STATE OF OREGON, County of Tackson) ss.April 26, 1988.Personally appeared B. D. Mitchell 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 Mitchell Bros. Terminal Co.

and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and the 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:

STEPHEN BOOTH

Notary Public for Oregon

My commission expires: _____

NOTARY PUBLIC - OREGON

MY COMMISSION EXPIRES 1-29-89(OFFICIAL
SEAL)executed by a corporation,
affix corporate seal)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording, return to:

Ed Clough
P.O. Box 338
Klamath Falls, Ore. 97601
NAME, ADDRESS, ZIP

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

Ed Clough
P.O. Box 338
Klamath Falls, Ore. 97601
NAME, ADDRESS, ZIPSPACE RESERVED
FOR
RECORDER'S USE

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

A parcel of land, being a portion of the NE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 7, Township 39 South, Range 9 East of the Willamette Meridian, the said parcel of land being more particularly described as follows:

Beginning at a point on the East and West center line of Section 7, Township 39 South, Range 9 E.W.M, said point being approximately 833.6 feet West of the quarter common to Sections 7 and 8; thence West along said center line of Section 7 a distance of 257.0 feet; thence South 77°23' West a distance of 152.8 feet to a point on the East line of a county road; thence South 0°14' West along said county road a distance of 1062.7 feet to a point on the Westerly right-of-way line of the Klamath Falls Weed Highway opposite and 50 feet distant from the center line of said highway at engineer's center line station 26 + 74; thence along said right-of-way line on a 4825 foot radius curve right (the long chord of which bears North 26°24' East 1008.9 feet) a distance of 1011.0 feet; thence on a 141.0 foot radius curve left (the long chord of which bears North 11°35 $\frac{1}{2}$ ' West) a distance of 215.5 feet to the point of beginning.

Except therefrom that property described in that deed to the State of Oregon by and through its State Highway Commission, recorded in Book 107, page 285 of Klamath County Deed Records, and

Further excepting therefrom that property conveyed by that certain Final Judgment, dated June 19, 1958 and filed in the Circuit Court of the State of Oregon, for the County of Klamath, wherein the State of Oregon, by and through its State Highway Commission was the Plaintiff and Hazel N. Gass et al were the defendants and bearing Case No. 58-18, and

Further excepting that portion described in that deed to the State of Oregon, by and through its State Highway Commission, recorded in M-68 on page 8049, records of Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title the 27th day
of April A.D., 19 88 at 10:44 o'clock A M., and duly recorded in Vol. M88
of Deeds on Page 6639.

Evelyn Biehn County Clerk
By Angie M. Casky Deputy

FEE \$15.00