

98124

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ABSTRACT

Decedent's name: Thomas Francis Meagher, aka Thomas F. Meagher  
Address at time of death: 1111 Vista Grande, Millbrae, California  
Probate No.: 89-00082-CV.

County where probate proceedings are pending: Klamath

Personal Representative: Orrin Bendfelt

Personal Representative's address: 12725 SE 190th Place  
Renton, Washington 98058

Attorney's name: H. F. Smith

Attorney's address: 540 Main Street, Klamath Falls, Oregon 97601

The real property described on Schedule A attached hereto is  
subject to probate proceedings in the State of Oregon.

Dated this 9 day of March, 1989.

*Orrin Bendfelt*  
Orrin Bendfelt, Personal  
Representative of the Estate  
of Thomas Francis Meagher, aka  
Thomas F. Meagher, Deceased

STATE OF WASHINGTON }

County of KING }

ss.

The foregoing instrument was acknowledged before me this 9  
day of March, 1989, by ORRIN BENDFELT, Personal Representative of the  
Estate of Thomas Francis Meagher, aka Thomas F. Meagher, Deceased.

*Cynthia H. Casey*  
NOTARY PUBLIC FOR WASHINGTON

My commission expires March 20, 1990

After recording, return to:  
H. F. Smith, Attorney  
540 Main Street  
Klamath Falls, Oregon 97601

89 MAR 17 AM 8 32

1 REAL PROPERTY:

2 (1) Parcel 1: A parcel of land situated in the NW $\frac{1}{4}$ NW $\frac{1}{4}$ , Section 25,  
 3 Township 38 S., R. 8 E.W.M., Klamath County, Oregon,  
 4 more particularly described as follows: Beginning  
 5 at an iron pin on the S. line of said NW $\frac{1}{4}$ NW $\frac{1}{4}$ , said  
 6 Section 25, said point being E. a distance of 485  
 7 feet from the SW corner of said NW $\frac{1}{4}$ NW $\frac{1}{4}$ , said Section  
 8 25, and said point being at the SW corner of that  
 9 tract of land described as Parcel No. 3 in Deed  
 10 Volume 322, Page 186, Klamath County Deed Records,  
 11 thence N. 03°13'51" W. 300.4 feet to an iron pin  
 12 on the southerly boundary of Lakeshore Drive, which  
 13 iron pin is immediately E. of the existing fence and  
 14 adjoins the same, and which said fence, and said  
 15 fence if extended, lies along the first course of this  
 16 description; thence easterly along the southerly  
 17 boundary of Lakeshore Drive a distance of 114.96 feet  
 18 to a one-half inch iron pin on the southerly boundary  
 19 of Lakeshore Drive; thence S. 23°37'16" E. 153.34  
 20 feet to an iron pin; thence S. 70°35' W. 128.19 feet  
 21 to an iron pin; thence S. 05°27' E. 121.45 feet to  
 22 the S. line of said NW $\frac{1}{4}$ NW $\frac{1}{4}$ , said Section 25; thence  
 23 W. 50 feet along said S. line to the point of beginning.

24 Parcel 2: A parcel of land situated in the NW $\frac{1}{4}$ NW $\frac{1}{4}$ , Section 25,  
 25 Township 38 S., R. 8 E.W.M., Klamath County, Oregon,  
 26 more particularly described as follows: Beginning  
 27 at a point on the southerly line of said NW $\frac{1}{4}$ NW $\frac{1}{4}$   
 28 from which the SW corner of said NW $\frac{1}{4}$ NW $\frac{1}{4}$  bears W.,  
 29 along said southerly line NW $\frac{1}{4}$ NW $\frac{1}{4}$ , 534.96 feet; thence  
 30 E., along said southerly line of the NW $\frac{1}{4}$ NW $\frac{1}{4}$ , 181.49  
 31 feet to a one-half inch iron pin; thence leaving  
 32 said southerly line of the NW $\frac{1}{4}$ NW $\frac{1}{4}$  N. 23°37'16" W.  
 33 178.44 feet to a one-half inch iron pin; thence  
 34 S. 70°31'53" W., along that certain parcel described  
 35 in Deed Volume M71, Page 2800, Klamath County Deed  
 36 Records, 130.43 feet to a one-half inch iron pin;  
 37 thence S. 06°10'21" E. continuing along said deeded  
 38 parcel, 120.72 feet to the point of beginning.

39 Parcel 3: A portion of the NW $\frac{1}{4}$ NW $\frac{1}{4}$ , Section 25, Township 38 S.,  
 40 R. 8 E.W.M., Klamath County, Oregon, being more  
 41 particularly described as follows: Beginning at a  
 42 point on the N. side of the Rock Creek Road which  
 43 point is the following courses and distances from  
 44 the SW corner of the NW $\frac{1}{4}$ NW $\frac{1}{4}$ , Section 25, Township 38 S.,  
 45 R. 8 E.W.M., to-wit: E. 245.90 feet (245 feet by  
 46 Deed Volume M71, Page 2800) N. 336 feet; N. 21°48'  
 47 E. 56.5 feet; S. 70°33' E. 57.0 feet; S. 85°24' E.  
 48 123.8 feet; N. 89°47' E. 30.9 feet to said point of

1 beginning of the property to be described;  
2 thence N. 89°47' E. 30.9 feet; thence  
3 N. 87°08' E. 84.20 feet to a point; thence  
4 N. 10.35 feet; more or less, to the Upper  
5 Klamath Lake; thence northwesterly along  
6 Upper Klamath Lake to a point bearing N.  
7 11°00' E. from the point of beginning;  
8 thence S. 11°00' W. 76.26 feet to the  
9 point of beginning, with bearings based  
10 on Survey No. 544 filed in the Klamath  
11 County Engineer's Office.  
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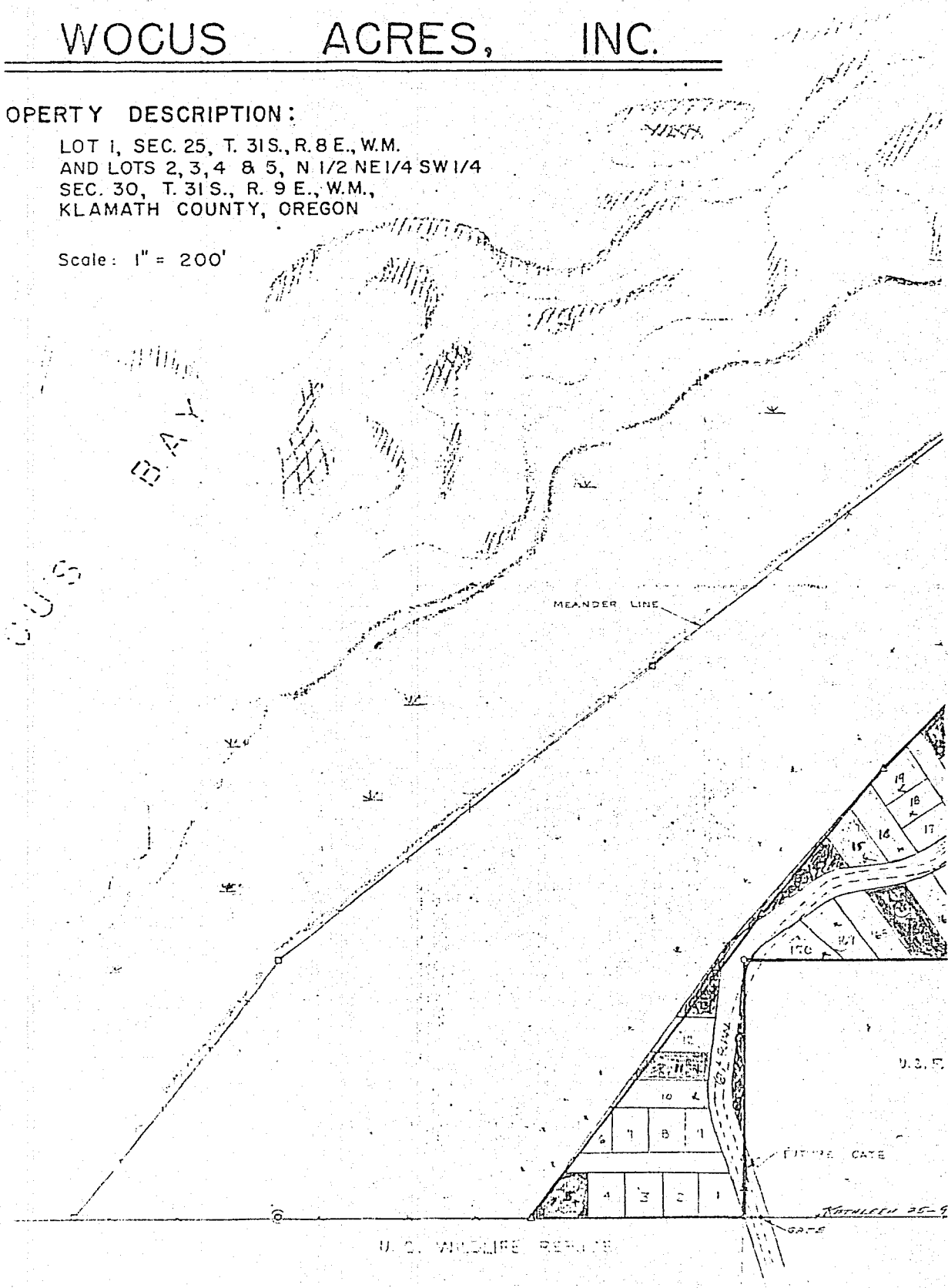
8  
9 (2) Leasehold interest in portions of Lot 1, Section 25,  
10 Township 31 S., R. 8 E.W.M., Lots 2, 3, 4 and 5,  
11 N $\frac{1}{2}$ NE $\frac{1}{4}$ SW $\frac{1}{4}$ , Section 30, Township 31 S., R. 9 E.W.M.,  
12 Klamath County, Oregon, being Lots 106 and 114,  
13 TWIN BAY DEVELOPMENT OF WOCUS ACRES, INC., as shown  
14 on Exhibit A attached hereto and by this reference  
15 made a part hereof, TOGETHER with leasehold  
16 improvements thereon.  
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# WOCUS ACRES, INC.

## PROPERTY DESCRIPTION:

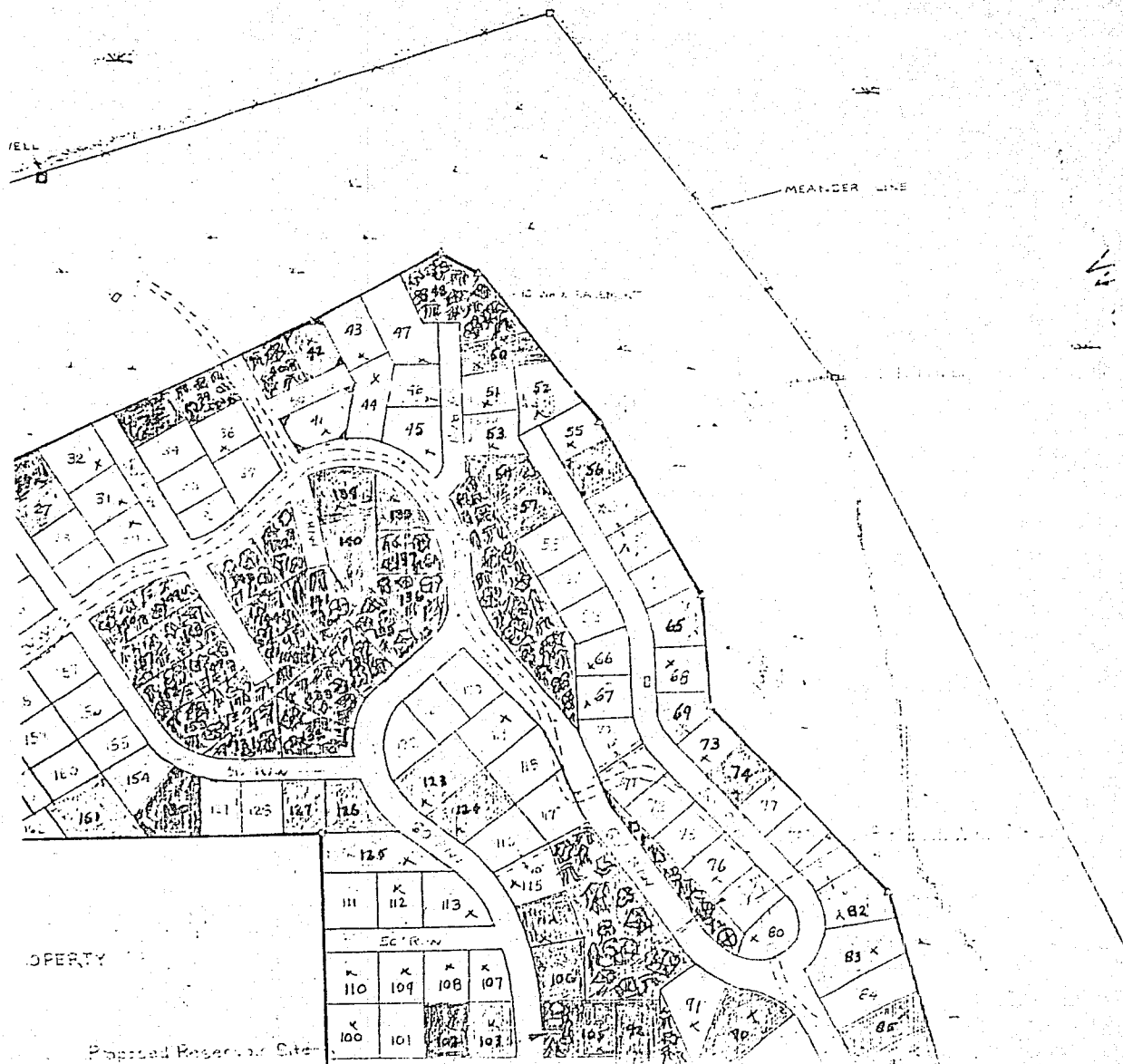
LOT 1, SEC. 25, T. 31 S., R. 8 E., W.M.  
AND LOTS 2, 3, 4 & 5, N 1/2 NE 1/4 SW 1/4  
SEC. 30, T. 31 S., R. 9 E., W.M.,  
KLAMATH COUNTY, OREGON

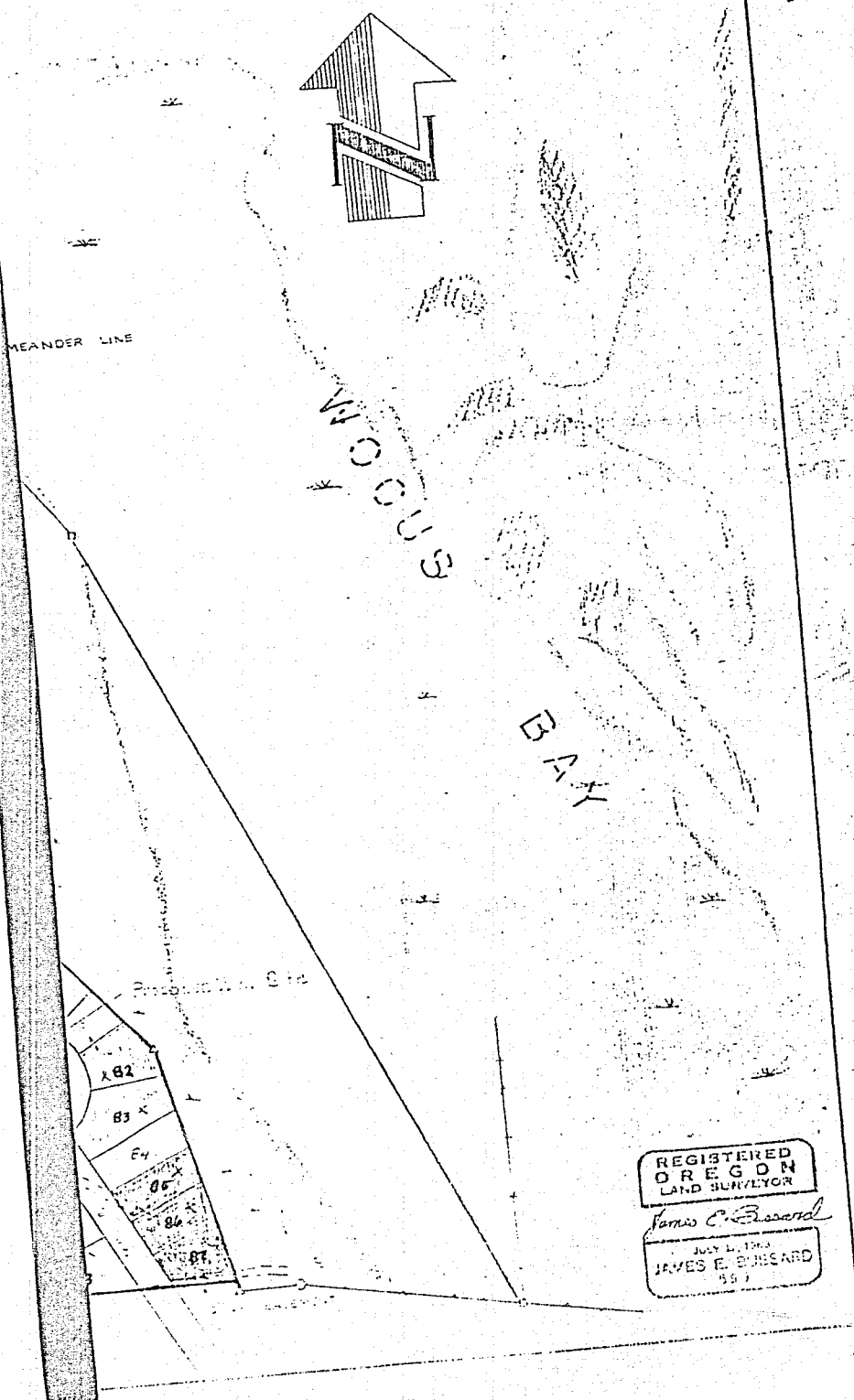
Scale: 1" = 200'



# BAYS

4523





STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of H. F. Smith the 17th day  
of March A.D., 19 89 at 8:12 o'clock A.M., and duly recorded in Vol. M89,  
of Deeds on Page 4519.  
Evelyn Biehn County Clerk  
By Pauline Mullins

FEE \$33.00