

1-1-74

99987

WARRANTY DEED

Vol. m89 Page 8012

KNOW ALL MEN BY THESE PRESENTS, That DWIGHT C. KIRCHER and DORIS I. KIRCHER, husband and wife, and FRANK W. OHLUND and JANE A. OHLUND, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by MERTON E. FEREBEE and LENA D. FEREBEE, husband and wife, and WILLIAM E. COX, a single man, 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:

A tract of land situated in the SW $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 27, Township 34 South, Range 7 E. "M. Klamath County, Oregon, and more particularly described as follows:

Beginning at a 5/8-inch iron pin marking the northwest corner of the SW $\frac{1}{4}$ NE $\frac{1}{4}$ of said Section 27; thence South 89° 45' 22" East 503.16 feet, along the north line of the said SW $\frac{1}{4}$ NE $\frac{1}{4}$, said North line also being the southerly line of Rainbow Park on the Williamson; thence S 40° 39' 08" E 243.91 feet to the north line of Pine Ridge Estates, Unit 1; thence N 89° 39' 22" W., along said north line, 661.43 feet to the west line of said SW $\frac{1}{4}$ NE $\frac{1}{4}$; thence N 00° 12' 08" W 184.37 feet to the point of beginning, containing 2.46 acres, with the bearings based on said Rainbow Park on the Williamson;

TOGETHER WITH: a 25-foot ingress and egress easement, lying northeasterly of, parallel with, and measured at right angles to the following described line; Beginning at a point on the north line of said SW $\frac{1}{4}$ NE $\frac{1}{4}$ which is S 89° 45' 22" E 503.16 feet from the northwest corner of said SW $\frac{1}{4}$ NE $\frac{1}{4}$; thence S. 40° 39' 08" E 243.91 feet and S. 61° 38' 22" E 339.40

(If space insufficient, CONTINUE DESCRIPTION ON REVERSE SIDE) (cont. on reverse)

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, except for the year 1977/78 unpaid, but not yet due,

and that 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 \$9,000.00. (The sentence between the symbols ©, 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 3rd day of October, 1977; 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.

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of Klamath

October 3rd, 1977

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

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:

Personally appeared the above named Dwight C. Kircher and Doris I. Kircher, husband and wife, and Frank W. Ohlund and Jane A. Ohlund, husband and wife,

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

(OFFICIAL SEAL) J. B. Kahl

Notary Public for Oregon

My commission expires: 12-22-78

Dwight C. Kircher/Doris I. Kircher
Frank W. Ohlund/Jane A. Ohlund,
P.O. Box 381,
Chiloquin, Oregon, 97624

William E. Cox & Merton E. & Lena D. Forebee
565 S. W. 10th St., Newport, Ore. 97365

After recording return to:

Frank W. Ohlund

P.O. Box 381,

Chiloquin, Oregon, 97624

NAME, ADDRESS, ZIP

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

Return: William E. Cox

565 S. W. 10th St., Newport, Or. 97365

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of _____ ss.

I certify that the within instrument was received for record on the _____ day of _____, 1977,

at _____ o'clock _____ M., and recorded in book _____ on page _____ or as file/reel number _____

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Recording Officer

By _____ Deputy

Legal Description (cont.)

feet to the easterly right of way line of "Royal Coachman Drive;

ALSO: A 5-foot walkway easement for river access, said easement being southerly of, measured at right angles to and parallel with the following described line: Beginning at a point S 89° 45' 22" E 503.16 feet from the northwest corner of said SW 1/4 NE 1/4 thence S. 89° 45' 22" E 415 feet, more or less, to the west bank of the Williamson River.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of William Cox the 10th day of May A.D., 19 89 at 11:41 o'clock A.M., and duly recorded in Vol. M89 of Deeds on Page 8012.

FEE \$13.00

Evelyn Biehn County Clerk
By Doreen Mulendore