

3

MT-1396-1695

Vol. 789 Page 8028

KNOW ALL MEN BY THESE PRESENTS, That

EDWARD E. GROUND & VIRGINIA G. GROUND
ROBERT E. GROUND

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by the 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

10 4 AM 01 MAY 68

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 covenants, conditions, restrictions, easements, those of record and apparent to the land as of the date of this deed

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 \$ 1.00

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 10 day of May, 19 89;

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
May 9 10, 19 89

STATE OF OREGON, County of _____, 19 _____ ss.

Personally appeared the above named:

Personally appeared _____, 19 _____ ss.

Edward E. Ground & Virginia G. Ground
and acknowledged the foregoing instrument to be their voluntary act and deed.

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 _____, a corporation, 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: 6-16-92

Notary Public for Oregon
My commission expires: _____

(OFFICIAL SEAL)

Ground, Edward
Box 764
Cooper Landing, Alaska 99582
GRANTOR'S NAME AND ADDRESS

Ground, Robert
NAME, ADDRESS, ZIP

After recording return to:
Ground, Robert
Box 542
Douglas, Alaska 99824
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:
Ground, Robert
above address
NAME, ADDRESS, ZIP

SPACE 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/real/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.

By _____ TITLE _____ Deputy

PARCEL ONE

A parcel of land situate in the SE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a point which lies North 89° 06' East a distance of 30 feet and South 0° 54' East along the East line of the right of way of Patterson Street, a distance of 900 feet from the iron pin which marks the Northwest corner of the SE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 1, in Township 39 South Range 9 East of the Willamette Meridian, Klamath County, Oregon, and running thence North 89° 06' East 93 feet to the Northwest corner of that certain property conveyed to Ed E. Ground, et ux by instrument recorded December 18, 1962 in Volume 342, page 100, Deed Records of Klamath County, Oregon, thence continuing North 89° 06' East 117 feet to a point, thence North 0° 54' West a distance of 6 feet, thence South 89° 06' West 117 feet to a point, thence South 0° 54' East, 6 feet to the true point of beginning.

PARCEL TWO

The Easterly twelve (12) feet of the West Half of the following described real property, to-wit: Beginning at a point which lies North 89° 06' East a distance of 30 feet and South 0° 54' East along the East line of right of way of Patterson Street, a distance of 900 feet from the iron pin which marks the Northwest corner of the SE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 1 in Township 39 South, Range 9, East of the Willamette Meridian, and running thence North 89° 06' East 210 feet to a point; thence, South 0° 54' East a distance of 100 feet to a point; thence South 89° 06' West at right angles to the said East line of Patterson Street, a distance of 210 feet to a point on the said East line of said Patterson Street; thence, North along the said East line of Patterson Street a distance of 100 feet to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 10th day
of May A.D., 19 89 at 4:01 o'clock PM., and duly recorded in Vol. M89
of Deeds on Page 8028.

Evelyn Biehn County Clerk

By Pauline Mulendore

FEE \$13.00