

1967 SN

5684

KNOW ALL MEN BY THESE PRESENTS, That ESTHER K. WAYNEVol. m89 Page 18173

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

hereinafter called 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:

Property Description: From a starting point commencing on the southeasterly boundary of Main Street, extended, 15 feet southwesterly from the intersection of the southerly boundary of the N1/2 NW1/4 SE1/4 SW1/4 of Section 30, Township 24 South, Range 9 EWM (said southerly boundary being also the southerly boundary line of the Ranger Station in Crescent, Oregon) and the said southeasterly boundary of Main Street, extended; thence southeasterly and at right angles with said Main Street, extended, a distance of 90 feet; thence southwesterly parallel with said Main Street, extended, a distance of 88 feet; thence northwesterly and at right angles with said Main Street, extended, a distance of 90 feet, to the southeasterly boundary of said Main Street, extended, thence northeasterly along the southeasterly boundary of said Main Street, extended, a distance of 88 feet more or less to the point of beginning; all of said premises being in the SE 1/4 SW 1/4, Section 30, Township 24 South, Range 9 EWM, Klamath County, Oregon.

SUBJECT TO AND EXCEPTING: A non-exclusive easement for ingress and egress for so long a period as the FIRST BAPTIST CHURCH OF CRESCENT shall own and use lands across from the Southeast corner of the above-described real property, corner measuring 10 feet North along the boundaries from the SE corner, 10 feet West along south boundary from the SE corner, and the triangle being completed by the hypotenuse.

THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY PARTICULAR USE MAY BE MADE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT. A BUYER SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

(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.

and that grantor will warrant and forever defend the above granted 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 \$ 10,000.00.
 However, the actual consideration consists of or includes other property or value given or promised which is part of the ~~the whole~~ consideration (indicate which).^①

In construing this deed and where the context so requires, the singular includes the plural.
 WITNESS grantor's hand this 17th day of January, 1989.

Esther K. Wayne

STATE OF OREGON County of Klamath, ss.
 Personally appeared the above named Esther K. Wayne, 1989.

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

Before me: Joanne Hall
 Notary Public for Oregon Washington
 My commission expires 7-12-91

NOTE—The sentence between the symbols ①, if not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Sam Taylor
 P.O. Box 148
 Crescent, Or. 97733

NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

SPACE RESERVED
 FOR
 RECORDER'S USE

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 27th day of Sept., 1989, at 11:08 o'clock AM., and recorded in book/reel/volume No. M89 on page 18173 or as document/fee/file/instrument/microfilm No. 5684, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
 NAME TITLE

By Joanne Hall Deputy

Fee \$8.00

89 SEP 27 AM 11 08
 11 SEP 27 1989

cb
 600