

6771

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That LARRY HOLTZMAN and LEXIE HOLTZMAN
husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
ROBERT A KELLOGG and PATRICIA N. KELLOGG, 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 ap-
pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Exhibit A attached and made a part

(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 except contracts
and/or liens for irrigation and/or drainage, and reservations, easements,
restrictions and rights of way of record and those apparent on the land 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 \$ 67,500.00.
However, the actual consideration consists of an amount of other property or value given or promised which is
the whole consideration (indicate which).[®] (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 13 day of June, 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 } ss.
June 13, 1977.

Personally appeared the above named
Larry Holtzman and
Lexie Holtzman

and acknowledged the foregoing instru-
ment to be their voluntary act and deed.

Before me:
NOTARY PUBLIC
OFFICIAL SEAL

Notary Public for Oregon

My commission expires: 5/26/78

Larry & Lexie Holtzman

Klamath Falls, Oregon
GRANTOR'S NAME AND ADDRESS

Robert A & Patricia N. Kellogg

Klamath Falls, Oregon
GRANTEE'S NAME AND ADDRESS

After recording return to:

Robert A & Patricia N. Kellogg

Klamath Falls, Oregon 97601
NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

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

Personally appeared _____ 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 _____

_____, a corporation,
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 be-
half 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:

STATE OF OREGON,) ss.

County of _____

I certify that the within instru-
ment was received for record on the
_____ day of _____, 19____,
at _____ o'clock _____ M., and recorded
in book _____ on page _____ or as
file/real number _____
Record of Deeds of said county.
Witness my hand and seal of
County affixed.

SPACE RESERVED
FOR
RECORDER'S USE

Recording Officer

By _____

Deputy

989 OCT 23 AM 9 22

DESCRIPTION

The following described real property is situated in Klamath County, Oregon, being more particularly described as follows:

Beginning at an iron pin on the Southerly right-of-way line of the Weed-Klamath Falls Highway, which lies North $0^{\circ} 43'$ West along the West Section line a distance of 629 feet and North $44^{\circ} 50\frac{1}{2}'$ East along the said Southerly right-of-way line a distance of 438 feet and North $45^{\circ} 09\frac{1}{2}'$ West a distance of 20 feet and North $44^{\circ} 50\frac{1}{2}'$ East a distance of 50 feet from the iron pin which marks the quarter corner common to Sections 7 and 8, Township 39 South, Range 9 East of the Willamette Meridian, and running thence: Continuing North $44^{\circ} 50\frac{1}{2}'$ East along said Highway line a distance of 160.5 feet to an iron pin which marks the point of curvature of a $2^{\circ} 57'$ curve to the left; thence following the arc of a $2^{\circ} 57'$ curve to the left a distance of 39.5 feet to an iron pin (the long chord of this curve bears North $44^{\circ} 15\frac{1}{2}'$ East a distance of 39.5 feet); thence South $46^{\circ} 19\frac{1}{2}'$ East along a radial line a distance of 320 feet to an iron pin; thence following the arc of a $2^{\circ} 32'$ curve to the right (the long chord of this curve bears South $44^{\circ} 15\frac{1}{2}'$ West a distance of 45.95 feet) a distance of 45.95 feet to an iron pin; thence South $44^{\circ} 50\frac{1}{2}'$ West tangent to the curve a distance of $60\frac{1}{2}$ feet to an iron pin; thence South $44^{\circ} 50\frac{1}{2}'$ West a distance of $60\frac{1}{2}$ feet to an iron pin; thence South $44^{\circ} 50\frac{1}{2}'$ West a distance of 100 feet to a point; thence North $45^{\circ} 09\frac{1}{2}'$ West a distance of 320 feet, more or less, to the point of beginning, said tract being in the $W\frac{1}{2}$ NW $\frac{1}{4}$ of Section 8, Township 39 South, Range 9 East of the Willamette Meridian.

AND ALSO, Beginning at an iron pin which lies North $0^{\circ} 43'$ West along the West Section line a distance of 629 feet and North $44^{\circ} 50\frac{1}{2}'$ East along the Southerly right-of-way line of the Weed-Klamath Falls Highway a distance of 438 feet and North $45^{\circ} 09\frac{1}{2}'$ West along the right-of-way line a distance of 20 feet and North $44^{\circ} 50\frac{1}{2}'$ East along the right-of-way line a distance of 210.5 feet and thence South $45^{\circ} 09\frac{1}{2}'$ East a distance of 320 feet from the iron pin which marks the quarter corner common to Sections 7 and 8, Township 39 South, Range 9 East of the Willamette Meridian, and running thence; Continuing South $45^{\circ} 09\frac{1}{2}'$ East 300 feet to a point; thence South $44^{\circ} 50\frac{1}{2}'$ West 160.5 feet to a point; thence North $45^{\circ} 09\frac{1}{2}'$ West 300 feet to a point; thence North $44^{\circ} 50\frac{1}{2}'$ East 160.5 feet to the point of beginning.

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

Klamath County Title Co.
on this 23rd day of Oct. A.D., 19 89
at 9:22 o'clock A.M. and duly recorded
in Vol. M89 of Deeds Page 20158
Evelyn Biehn
By Pauline Mullenbore County Clerk

Fee, \$13.00

Deputy.