

87463

WARRANTY DEED

Vol. m88 Page 7857



KNOW ALL MEN BY THESE PRESENTS, That Priscilla B. Mabry also known as Pat B. Mabry

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Harry M. Pierson and Georgia L. Pierson, 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:

A PARCEL OF LAND containing 1.01 acres in gross area, laying North of Crescent Lake cutoff road, situated in the NE part of the SE 1/4 of Section 25, T. 24 S., R. 8 E., W.M., Klamath County, Oregon, and more particularly described as follows: BEGINNING AT A POINT along the East Line of said Section 25, from which the N/16 corner common to said Section 25 and Section 30 bears N 00 06' 59" E 400 feet;

Thence along the East Line of Section 25, S 00° 06' 59" W 200.00 Feet to a point witnessed by a #5 steel rod bearing S 89° E6' 33" W 30.00 feet:

Thence along a line parallel with the N/16 line of Section 25, S 89° 36' 33" W 220 feet to a point a 5# steel rod:

Thence along a line parallel with the East line of Section 25, N 00° 06' 59" E 200.00 feet to a point, a #5 steel rod:

See attachment for remainder:

(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 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 \$ 5,449.44 Bal. of real estate contracts dated June 25, 1983. However, the actual consideration consists of ~~xxx~~ other property or value given or promised, which is the whole part of the 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 16 day of May, 1988, 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)

Rita A. Gillett P.O. for Priscilla B. Mabry

STATE OF OREGON,)
County of Coos) ss.
May 16, 1988

Personally appeared the above named

Rita A. Gillett

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

Before me:

Sherry L. Gilman
Notary Public for Oregon

My commission expires: 3-31-91

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 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:

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

Priscilla B. Mabry

430 E. 9th

Bandon, OR 97411

GRANTOR'S NAME AND ADDRESS

Harry M. & Georgia L. Pierson

PO Box 252

Crescent, OR 97733

GRANTEE'S NAME AND ADDRESS

After recording return to:

Priscilla B. Mabry

430 E. 9th

Bandon, OR 97411

NAME, ADDRESS, ZIP

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

Harry M. & Georgia L. Pierson

PO Box 252

Crescent, OR 97733

NAME, ADDRESS, ZIP

STATE OF OREGON,) ss.

County of

I certify that the within instrument was received for record on the day of 19

at o'clock M., and recorded in book/reel/volume No. on page or as document/fee/file/instrument/microfilm No. Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME

TITLE

By

Deputy

SPACE RESERVED FOR RECORDER'S USE

90 JAN 19 AM 8 57 28 MAY 19 PM 2 14

2500 CK.

990
7858

ATTACHMENT: WARRANTY DEED : Priscilla B. Mabry, grantor
Harry M. & Georgia L. Pierson, grantee

CONTINUED:

Thence along a line parallel with the N/16 line of Section 25, N 89° 36' 33" E 220.00 feet to the point of Beginning.

ALSO in the County of Klamath, State of Oregon:

A PARCEL OF LAND containing 1.01 acres in gross area, lying North of Crescent Lake Cutoff Road, situated in the NE part of the SE ¼ of Section 25, T. 24S., R. 8E, W.M. Kalamath County, Oregon and more particularly described as follows;

BEGINNING AT THE POINT along the East Line of said section 25, from which N/16 Corner common to said Section 25 and Section 30 bears N00 06' 59" E 600 feet Said P.O.B. is witnessed by a #5 steel rod bearing S 89° 36' 33" W. 30';

Thence along the East line of Section 25, S 00° 59" W 200 feet to a point witnessed by a #5 steel rod bearing S 89° E 6' 33" W 30 feet;

Thence along a line parallel with the N/16 line of Section 25, S 89° 36" W 220 feet to a point, a #5 steel rod;

Thence along a line parallel with the East Line of Section 25, N 00° 06' 59" E. 200 feet to a point, a #5 steel rod;

Thence along a line parallel with the N/16 line of Section 25, N 89° 36' E 220 feet to the point of Beginning.

There is included within these bounds an access and utility easement 30' in width, lying along the East line of Section 25 leading from the South bound to the North bound hereof.

There is included with these two parcels an access and utility easement 30 feet in width, lying along the East line of Section 25, leading from Crescent Lake Cutoff Road to the South bound hereof.

Priscilla B. Mabry, P.O.A.

Rita A. Gillett

State of Oregon

County of Coos

May 16 1988

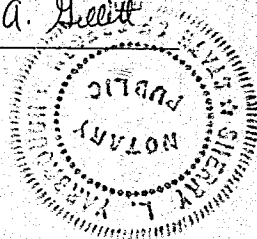
Personally appeared the above named

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

Before me:

Sherry Gailbaird
Notary Public for Oregon

My commission expires 3-31-91



KNOW ALL MEN BY THESE PRESENTS, That I, Boyd C. Mabry andPriscilla Mabry

have made, constituted and appointed and by these presents do make, constitute and appoint

***** Rita A. Gillett *****

my true and lawful attorney, for me and in my name, place and stead and for my use and benefit,

(1) To lease, let, grant, bargain, sell, contract to sell, convey, exchange, remise, release and dispose of any real or personal property of which I am now or hereafter may be possessed or in which I may have any right, title or interest, including rights of homestead, for any price or sum and upon such terms and conditions as to my said attorney may seem proper;

(2) To take possession of, manage, maintain, operate, repair and improve any and all real or personal property now or hereafter belonging to me, to pay the expense thereof, to insure and keep the same insured and to pay any and all taxes, charges and assessments that may be levied or imposed upon any thereof;

(3) To buy, sell and generally deal in and with goods, wares and merchandise of every name, nature and description and to hypothecate, pledge and encumber the same;

(4) To buy, sell, assign, transfer and deliver all or any shares of stock in my name in any corporation for any price and upon such terms as to my said attorney may seem right and proper and to receive and make payment therefor;

(5) To borrow any sums of money on such terms and at such rate of interest as to my said attorney may seem proper and to give security for the repayment of the same;

(6) To ask for, demand, recover, collect and receive all moneys, debts, rents, dues, accounts, legacies, bequests, interests, dividends and claims whatsoever which are now or which hereafter may become due, owing and payable or belonging to me and to have, use and take all lawful ways and means in my name for the recovery of any thereof by attachments, levies or otherwise;

(7) To prepare, execute and file any proof of debt and other instruments in any court and to take any proceedings under the Bankruptcy Act in connection with any sum of money or demand due or payable to me and in any such proceedings to vote in my name for the election of any trustee or trustees and to demand, receive and accept any dividend or distribution whatsoever;

(8) To adjust, settle, compromise or submit to arbitration any account, debt, claim, demand or dispute as well as matters which are now subsisting or hereafter may arise between me or my said attorney and any other person or persons;

(9) To sell, discount, endorse, negotiate and deliver any check, draft, order, bill of exchange, promissory note or other negotiable paper payable to me, and to collect, receive and apply the proceeds thereof for my use for any of the purposes aforesaid; to pay to or deposit the same or any other sum of money coming into the hands of my attorney in checking and in savings accounts in my name with any bank or banker of my attorney's selection and to draw out moneys deposited to my credit with any bank, including deposits in savings accounts, and to apply the same for any of the purposes of my business as my said attorney may deem expedient; to purchase and sell certificates of deposit; to appoint any bank or trust company as escrow agent; generally to conduct any and all banking transactions on my behalf;

(10) To make, execute and deliver any and all manner of contracts with reference to minerals, oil, gas, oil and gas rights, rents and royalties, including agreements facilitating exploration for and discovery of oil, minerals and deposits;

(11) To commence and prosecute and to defend against, answer and oppose all actions, suits and proceedings touching any of the matters aforesaid or any other matters in which I am or hereafter may be interested or concerned;

(12) To vote any stock in my name as proxy;

(13) To have access to any safety deposit box which has been or may be rented in my name or in the name of myself and any other person or persons;

(14) In connection with any of the powers herein granted, to sign, make, execute, acknowledge and deliver in my name any and all deeds, contracts, bills of sale, leases, promissory notes, drafts, acceptances, evidences of debt, obligations, mortgages, pledges, satisfactions, releases, acquittances, receipts, bonds, writs and any and all other instruments whatsoever, with such general or special agreements and covenants, including those of warranty, as to my said attorney may seem right, proper and expedient;

(15) To employ, pay and discharge clerks, workmen, brokers and others, including counsel and attorneys in connection with the exercise of any of the foregoing powers;

(16)

(17) Generally to conduct, manage and control all my business and my property, wheresoever situate, as my said attorney may deem for my best interests, hereby releasing all third persons from responsibility for the acts and omissions of my said attorney;

I hereby give and grant unto my said attorney full power and authority freely to do and perform every act and thing whatsoever requisite and necessary to be done in and about the premises, as fully to all intents and purposes, as I might or could do if personally present, hereby ratifying and confirming all that my said attorney-in-fact shall lawfully do or cause to be done by virtue hereof.

7860

In construing this power of attorney, it is to be understood that the undersigned may be more than one person or a corporation and that, therefore, if the context so requires, the singular pronoun shall be taken to mean and include the plural, the masculine, the feminine and the neuter and that generally all grammatical changes shall be made, assumed and implied to make the provisions hereof apply equally to corporations and to more than one individual.

IN WITNESS WHEREOF, I have hereunto signed this instrument, or if a corporation, its corporate name has been signed and its corporate seal affixed hereio by its officers duly authorized thereunto by its board of directors, on this 26th day of March, 19 87

Boyd C. Mabry
Priscilla Mabry

STATE OF Oregon

INDIVIDUAL ACKNOWLEDGMENT

County of Coos

day of March

19 87, before me, a Notary Public in and for said county and state, personally appeared

Boyd C. Mabry and Priscilla Mabry

known to me to be the identical person described in and who executed the foregoing Power of Attorney and acknowledged to me that they executed the same freely and voluntarily and for the uses and purposes therein mentioned.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal on this, the day and year last hereinabove written

Julia Seers
Notary Public for STATE OF OREGON
My commission expires 08/18/89

STATE OF

CORPORATE ACKNOWLEDGMENT

County of

day of

19

appeared

both to me personally known, who being duly sworn, did say that he, the said

is the secretary of

and that the seal affixed to said instrument is the corporate seal of said corporation, and that the said instrument was signed and sealed in behalf of said corporation by authority of its Board of Directors, and said

acknowledged said instrument to be the free act and deed of said corporation.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal on this, the day and year first in this, my certificate, written.

Notary Public for

My commission expires

General

STATE OF OREGON,
County of Klamath

Filed for record at request of:

Harry Pierson

on this 16th day of Jan. A.D., 19 90
at 8:57 o'clock AM. and duly recorded
in Vol. M90 of Deeds Page 989
Evleyn Biehn County Clerk

By Deanne Mullendar Deputy.

Fee, \$20.00

SPACE RESERVED
FOR
RECORDER'S USE

INDEXED
D 11

\$25.00

STATE OF Oregon } ss.
County of Klamath

I certify that the within instrument was received for record on the 19th day of May, 19 88 at 2:14 o'clock P.M., and recorded in book/reel/volume No. M88 on page 7857 or as document/fee/tile/instrument/microfilm No. 7857. Record of said County.

Witness my hand and seal of said County affixed.
Evleyn Biehn County Clerk
By Bernetha Deputy