

17847

Until a change is requested all tax statements shall be sent to the following address: John + Yvonne McMillan
Rt 2 Box 383, Bonanza, OR 97623
 Return

WARRANTY DEED

VERNA KANE, hereinafter referred to as Grantor, does hereby grant, bargain sell and convey unto JOHN ROLLAND MCMILLAN and BEATRICE YVONNE MCMILLAN, hereinafter referred to as Grantees, their heirs, successors and assigns, that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath, State of Oregon, described as follows:

(See attached Exhibit "A")

to have and to hold the same unto Grantees, their heirs, successors and assigns forever.

Grantor hereby covenants to and with said Grantees, their heirs, successors and assigns, that she is lawfully seized in fee simple of the above-granted premises, free and clear of all encumbrances, except those noted above, and that the Grantor will warrant and forever defend the above-granted premises and every part and parcel thereof against the lawful demands and claims of all persons whomsoever, except those claiming under the above-described encumbrances.

The true and actual consideration paid for this transfer is \$175,000.00.

IN WITNESS WHEREOF, the Grantor has executed this instrument this 9th day of June, 1988.

Verna B Kane

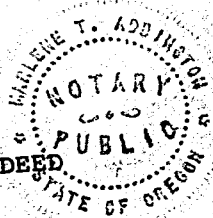
STATE OF OREGON)
) ss.
 County of Klamath)

Before me this 9th day of June, 1988, personally appeared the above-named Grantor, and acknowledged the foregoing instrument to be her voluntary act and deed.

Marlene T. Addington
 Notary Public for Oregon
 My Commission Expires: 3-22-89

(S E A L)

WARRANTY DEED



ah
 3800

EXHIBIT "A"

145C8

PARCEL 1:

All that portion of the Northeast Quarter of the Southeast Quarter lying West of the Bly Mountain Cut-off Road and the North Half of the Southeast Quarter of the Southeast Quarter lying West of Bly Mountain Cut-off Road and the Southwest Quarter of the Southeast Quarter, SAVING AND EXCEPTING THEREFROM the East Half of the Southeast Quarter of the Southwest Quarter of the Southeast Quarter all in Section 34, Township 38 South, Range 11 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

PARCEL 2:

The Southeast Quarter of the Northwest Quarter and the East Half of the Southwest Quarter of Section 34, Township 38 South, Range 11 East of the Willamette Meridian, in the County of Klamath, State of Oregon, and a tract of land situated in the South Half of the South Half of the Southeast Quarter of Section 34, Township 38 South, Range 11 East of the Willamette Meridian, and in Government Lots 1 and 2 of Section 3, Township 39 South, Range 11 East of the Willamette Meridian, all in Klamath County, Oregon, more particularly described as follows:

Beginning at the quarter corner common to said Sections 34 and 3; thence North 89 degrees 54' 49" East 990.67 feet to the Southwesterly corner of the East Half of the Southeast Quarter of the Southwest Quarter of the Southeast Quarter of said Section 34; thence North 00 degrees 35' 55" East 651.90 feet to the Northwesterly corner of the said East Half of the Southeast Quarter of the Southwest Quarter of the Southeast Quarter; thence along the North line of the South Half of the South Half of the Southeast Quarter of said Section 34, South 89 degrees 55' 28" East 1152.54 feet to the Westerly right of way line of the Bonanza-Bly Mountain cut-off road; thence following the said right of way line, along the arc of a curve to the right (radius point bears South 54 degrees 34' 15" West 447.47 feet, central angle = 22 degrees 05' 57") 172.59 feet, South 13 degrees 19' 48" East 485.81 feet, and along the arc of a curve to the right (radius point bears South 76 degrees 40' 12" West 379.26 feet, central angle = 02 degrees 59' 24") 19.79 feet to a point on the North line of said Section 3; thence along said North line South 89 degrees 54' 49" West 295.08 feet to a point being South 89 degrees 54' 49" West 600.00 feet from the Northeast corner of said Section 3, said point also being the Northwest corner of that tract of land described in Book 248 at page 464, Deed Records, as recorded in the Klamath County Deed Records; thence South 00 degrees 17' 27" East along the West line of said tract, 528.79 feet to a point on the Westerly right of way line of said Bonanza-Bly Mountain cut-off road; thence following said right of way line, along the arc of a curve to

Continued on next page

EXHIBIT "A" CONTINUED

14509

the left (radius point bears South 51 degrees 32' 07" East 746.20 feet, central angle = 19 degrees 49' 04") 258.10 feet, and South 18 degrees 38' 49" West 324.80 feet to the Northeasterly corner of that tract of land described in Book M-71 at page 9999, Deed Records, as recorded in the Klamath County Deed Records; thence North 63 degrees 45' 03" West, generally along an existing fence line, 549.83 feet to the Northwesterly corner of said Government Lot 1; thence, along said West line, North 00 degrees 16' 14" West 409.87 feet; thence North 80 degrees 58' 32" West 340.07 feet; thence North 00 degrees 35' 55" East 304.16 feet to a point 50.00 feet Southerly of, measured at right angles to, the North line of said Section 3; thence South 89 degrees 54' 49" West, parallel to said North line, 989.93 feet to the West line of said Government Lot 2; thence North 00 degrees 15' 00" West 50.00 feet to the point of beginning.

together with the following described personal property:

- 64 - 3" x 40' pipes with sprinklers and risers.
- 32 - 3" x 40' and 30' pipes—feed lines for monsoons.
- 02 - Rainbow Monsoons sprinklers with wheels.
- 56 - 4" x 30' (1680') mainline.
- 08 - valves 4" x 4" and 4" x 3".

Miscellaneous: 4" and 3" elbows (90°), elbows (45°), "T's" and end plugs, etc.

together with 3 water troughs (2 - 4' and 2 - 6' round), Allis Chalmers tractor, 2 bottom roll over Allis Chalmers plow, Hines 5' disk, drapes, carpets, kitchen range, trash compactor, and garbage disposal.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of John & Yvonne McMillan the 20th day of July A.D., 19 90 at 2:27 o'clock P M., and duly recorded in Vol. M90 of Deeds on Page 14507

FEE \$38.00

EVELYN BIEHN

By Bernetha A. Hetch County Clerk