

20170

WARRANTY DEED

Vol. m90 Page 185479

KNOW ALL MEN BY THESE PRESENTS, That LEWIS E. COBB and GLENDA COBB, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by RILEY B. HARRIS and SHERON M. HARRIS, husband and wife, 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: All of the right, title and interest of Grantors in and to that certain real property more particularly described and set forth on Exhibit "A" which is attached hereto and by this reference made a part hereof.

(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 as is set forth on Exhibit "A"

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 \$16,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole, part, or 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 day of August, 1983, 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)

Lewis E Cobb
Glenda S Cobb

STATE OF OREGON,)
County of Lane) ss.
August 22, 1983

Personally appeared the above named LEWIS E. COBB and GLENDA COBB, husband and wife

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

Notary Public for Oregon
My commission expires: 11-18-83

STATE OF OREGON, County of) ss.
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Personally appeared 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)

Lewis E. Cobb & Glenda Cobb
1803 W. Main
Cottage Grove, Oregon
GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS
After recording return to:
Riley B. Harris & Sheron M. Harris
P.O. Box 65
Bly, Oregon

NAME, ADDRESS, ZIP
Until a change is requested all tax statements shall be sent to the following address.
Riley B. & Sheron M. Harris
P.O. Box 65
Bly, Oregon 97622
NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

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

EXHIBIT "A"

589 18548

DESCRIPTION

A tract of land situated in the $W\frac{1}{2}$ NW $\frac{1}{4}$ of Section 2 and the E $\frac{1}{2}$ NE $\frac{1}{4}$ of Section 3, all in Township 37 South, Range 14 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at an iron pin at the point of intersection of the section line common to said Sections 2 and 3 with the line marking the Southwesterly boundary of the right-of-way for a logging railroad as conveyed to Pelican Bay Lumber Co. by James O. and Martha M. Watts by Deed Volume 80, page 639, Klamath County Deed Records; thence South 32° 07' East along the Southwesterly boundary of said railroad a distance of 1627.6 feet to an iron pin (South 32° 21 $\frac{1}{2}$ ' East—1639.1 feet by deed record); thence North 58° 08' West distance of 739.4 feet to an iron pin (North 58° 30 $\frac{1}{2}$ ' West—756.5 feet by deed record); thence North 87° 04' West, a distance of 237.8 feet to an iron pin in the section line common to said Sections 2 and 3 (North 86° 46 $\frac{1}{2}$ ' W—242.2 feet by deed record); thence South 0° 01' West along said section line a distance of 658.9 feet to a metal screw set in a rock; thence South 89° 59' West a distance of 820.0 feet to an iron pin; thence North 1° 01' East along the line which is the closing bearing to the Southwest corner of vacated Block 5, "TOWN OF BLY" subdivision a distance of 1967.1 feet to an iron pin which is South 1° 01' West a distance of 393.32 feet from the Southwest corner of said vacated Block 5; thence South 75° 56' East along an old fence line a distance of 390.55 feet to an iron pin; thence North 39° 08' East a distance of 231.7 feet to an iron pin on the Southwesterly boundary of the above described railroad; thence South 32° 02' East along the Southwesterly boundary of said railroad a distance of 491.1 feet, more or less to the point of beginning.

SUBJECT TO: 1983/84 real property taxes which are now a lien, but not yet payable, and all future real property taxes and assessments; rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways; reservations, restrictions, easements and rights of way of record, and those apparent on the land; the life estate created by instrument, including the terms and provisions thereof, dated August 2, 1972, recorded August 3, 1972 in Volume M72, page 8616, Microfilm Records of Klamath County, Oregon, in favor of Lewis A. Cobb.

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

Klamath First Federal
on this 14th day of Sept. A.D., 19 90
at 3:25 o'clock P.M. and duly recorded
in Vol. M90 of Deeds Page 18547.
Evelyn Biehn County Clerk
By Pauline Musselwhite
Deputy.
Fee, \$33.00

STATE OF OREGON,)
County of Klamath)
Filed for record at request of

on this 25th day of August A.D. 19 83
at 1:13 o'clock P M. and duly
recorded in Vol. M83 of Deeds
age 14350

EVELYN BIEHN, County Clerk

By [Signature]
\$12.00

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