

1-1-74

20326

WARRANTY DEED

Vol. m90 Page 18802

KNOW ALL MEN BY THESE PRESENTS, That FRANCIS L. McDONALD and AMMA L. McDONALD, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by CARL E. BARBER, JR. and JUDIE A. BARBER, husband and wife 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 situated in Section 15, Township 34 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon, being more particularly described as follows:

Beginning at a 5/8 inch iron rod with an aluminum cap marking the Southeast corner of Government Lot 1 of said Section 15; thence South 89° 53' 17" West, 390.56 feet to a 5/8 inch iron rod marking the Southwest corner of Block 5 of Woodland Park subdivision; thence South, 580.00 feet to a 5/8 inch iron rod; thence East, 420.55 feet to a 1/2 inch iron rod; thence North, 581.07 feet to a 1/2 inch iron rod on the Southerly boundary of Woodland Park; thence South 89° 25' 20" West, 30.00 feet to the point of beginning.

TOGETHER WITH a non-exclusive roadway easement through the Southwest

(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 noted of record as of the date of this deed and those apparent upon the land, if any, as of the date of this deed,

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 \$12,000.00.

However, the actual consideration consists of or includes 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 16 day of January, 1980; 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)

Francis L. McDonald  
Francis L. McDonald

Amma L. McDonald  
Amma L. McDonald

STATE OF OREGON,

County of Klamath

Jan 16, 1980

Personally appeared the above named

Francis L. McDonald and Amma L. McDonald

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

Before me, Notary Public for Oregon

My commission expires: 7-16-83

STATE OF OREGON, County of ) ss.

Personally appeared , 19 , 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:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

Francis L. and Amma L. McDonald

P.O. Box 117

Chiloquin, Oregon 97624

GRANTOR'S NAME AND ADDRESS

Carl E. and Judie A. Barber

340 Benton St.

Santa Rosa, Calif. 95401 (over)

GRANTEE'S NAME AND ADDRESS

After recording return to:

Carl E. and Judie A. Barber

340 Benton St.

Santa Rosa, Calif. 95401 (over)

NAME, ADDRESS, ZIP

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

Carl E. and Judie A. Barber

340 Benton St.

Santa Rosa, Calif. 95401 (over)

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of ) ss.

I certify that the within instrument was received for record on the day of , 19 , at o'clock M., and recorded in book on page or as file/reel number

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Recording Officer

By Deputy

SPACE RESERVED  
FOR  
RECORDER'S USE

KNOW ALL MEN BY THESE PRESENTS THAT FRANCIS J. McDONALD and wife, JUDIE A. McDONALD, husband and wife, and JUDIE A. McDONALD, husband and wife, of the County of Klamath, State of Oregon, do hereby certify that the following is a true and correct copy of the original of the same as the same is on file in the County Clerk's Office, to-wit:

A parcel of land situated in Section 12, Township 33 North, Range 1 East, of the Willamette Meridian, in the County of Klamath, State of Oregon, being more particularly described as follows:

Beginning at a 5/8 inch iron rod with an aluminum cap marking the southeast corner of Government Lot 1 of said Section 12, thence South 89° 02' 12" West 280.55 feet to a 1/4 inch iron rod at the southeast corner of Block 5 of Woodland Park subdivision, thence South 89° 00' feet to a 5/8 inch iron rod thence East 1° 02' 12" West 280.00 feet to a 5/8 inch iron rod, thence North 88° 10' 07" East to a 5/8 inch iron rod on the easterly boundary of Woodland Park, thence South 89° 02' 12" West 80.00 feet to the point of beginning.

TOGETHER WITH a non-exclusive roadway easement through the Government Lot 1 of said Section 12, to-wit:

To-wit: that the same is held by the said Francis J. McDONALD and JUDIE A. McDONALD, husband and wife, and JUDIE A. McDONALD, husband and wife, as tenants in common, and that the same is subject to a non-exclusive roadway easement through the Government Lot 1 of said Section 12, to-wit:

(continued from the front)

corner of lot 1 in Block 5 of Woodland Park that is described in that certain Agreement for Easement dated December 3, 1979 and recorded December 31, 1979 in Book Volume M-79 on page 29827, Klamath County Records.

SUBJECT, however, to a 30 foot roadway easement parallel and adjacent to the West Boundary of the above described real property.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Julie Barber the 19th day of Sept. A.D., 19 90 at 11:39 o'clock AM., and duly recorded in Vol. M90 of Deeds on Page 18802.

FEE \$33.00

Evelyn Biehn County Clerk  
By Pauline Muehlberg

Taxes & Return to:

Judie A. Barber  
4180 Oakridge St.  
Rocklin, Ca. 95677

Francis J. and Julie A. McDONALD  
P.O. Box 111  
Chiloquin, Oregon 97624  
Carl E. and Julie A. Barber  
340 Benton St.  
Garza Road, Calif. 92601 (over)  
Carl E. and Julie A. Barber  
340 Benton St.  
Garza Road, Calif. 92601 (over)  
Carl E. and Julie A. Barber  
340 Benton St.  
Garza Road, Calif. 92601 (over)