

21005

WARRANTY DEED

1190

Page 20023

KNOW ALL MEN BY THESE PRESENTS, That ZETTA E. SULLIVAN

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

S. C. MASTEN

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:

The following property lying in Township 39 South, Range 11½ East of the Willamette Meridian:

Section 20: Government Lot 3 EXCEPTING THEREFROM the right of way for the Lost River Channel Improvement described as follows:

All that portion of Lots 2, 3 and 4 of Section 20, Township 39 South, Range 11½ East of the Willamette Meridian included in a strip of land 260 feet in width extending 130 feet on each side measured at right angles to the centerline of the Lost River Channel Improvement, said centerline beginning at a point in Lot 7, Section 20, Township and Range aforesaid, from which the section corner common

(CONTINUED ON REVERSE SIDE)

(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

(LISTED ON REVERSE SIDE)

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 \$ 30,000.00

~~XXXXXX~~

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 22 day of June, 1976; 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.

Zetta E. Sullivan

Not recorded by a corporation, after payment of fee

STATE OF OREGON.

County of Klamath

June 22, 1976

Personally appeared the above named ZETTA E. SULLIVAN

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

Notary Public for Oregon My commission expires: 9/7/77

STATE OF OREGON, County of) ss.

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

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.

Below: (OFFICIAL SEAL)

Notary Public for Oregon My commission expires:

ZETTA E. SULLIVAN Rte. 2, Box 802 Klamath Falls, Oregon 97601

Mr. S. C. Masten Rte. 2, Box 799 Klamath Falls, Oregon 97601

DEE PARKS, Attorney at Law 201 Boivin Building Klamath Falls, Oregon 97601

Mr. S. C. Masten

97601

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.

50032

Recording Officer

By Deputy

20029

PROPERTY DESCRIPTION (Con't.):

to Sections 16, 17, 20 and 21, Township and Range aforesaid bears North 28 degrees 25' East a distance of 4721.4 feet, and running thence North 86 degrees 18' West a distance of 260.0 feet; thence a strip of land 350 feet in width extending 175 feet on each side measured at right angles to the centerline of the Lost River Channel Improvement, said centerline running thence North 86 degrees 18' West a distance of 943.1 feet; thence on a curve left with a radius of 955.4 feet a distance of 290.5 feet, measured on 100 foot chords; thence South 76 degrees 16' West a distance of 243.00 feet; thence on a curve left with a radius of 716.8 feet a distance of 531.7 feet measured on 100 foot chords; thence South 33 degrees 44' West a distance of 130.5 feet; thence on a curve right with a radius of 573.7 feet a distance of 126.0 feet measured on 100 foot chords; thence on a curve left with a radius of 573.7 feet a distance of 316.2 feet, more or less, measured on 100 foot chords to a point on the West boundary line of Section 20, Township and Range aforesaid, at which point the tangent to the curve bears South 64 degrees 43' West and from which point the section corner common to Sections 19, 20, 29 and 30, Township and Range aforesaid, bears South a distance of 451.8 feet; more or less.

EXCEPTIONS:

1. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Irrigation District;

2. Right of way and easement, including the terms and provisions thereof, conveyed to Chester Barton and Guy Barton by instrument recorded in Book 91 at Page 85, Deed Records of Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH:

Filed for record at request of Klamath First Federal the 3rd day of Oct. A.D. 19 90 at 3:24 o'clock P.M., and duly recorded in Vol. M90 of Deeds on Page 20028

FEE \$13.00

Evelyn Biehn, County Clerk:

By Caroline Mullendare

RECEIVED

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