

1-1-74

23539

WARRANTY DEED

Vol. m90 Page 24465

KNOW ALL MEN BY THESE PRESENTS, That Family Funland, Inc., an Oregon Corporation

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Gordon A. Quimby and Sandra D. Quimby, 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:

A parcel of land situated in the SW $\frac{1}{4}$ SE $\frac{1}{4}$  of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, more particularly described as follows:

Beginning at a brass bolt on the intersection of the centerline of the Dalles-California Highway and the South line of said Section 1, said point being South 89°56' West a distance of 17.90 feet from the Southwest corner of the SE $\frac{1}{4}$ SE $\frac{1}{4}$  of said Section 1 as shown on Survey No. 590 recorded in the office of the Klamath County Surveyor; thence North 46°09' West along the centerline of said highway a distance of 356.00 feet; thence North 17°48' West a distance of 63.18 feet to the intersection of the Southwesterly bank of the Enterprise Irrigation District canal and the Northeasterly right-of-way line of said highway; thence North 17°48' West along the right-of-way line of the canal 358.00 feet to (see reverse)

(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 subject to restrictions, easements, rights-of-way and reservations of record and those apparent on the land; regulations, including (see reverse) 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 \$110,000.00.

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 7 day of May, 1977; 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)

STATE OF OREGON,

County of \_\_\_\_\_

) ss.

Personally appeared the above named \_\_\_\_\_

and acknowledged the foregoing instrument to be \_\_\_\_\_ voluntary act and deed.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: \_\_\_\_\_

STATE OF OREGON, County of Klamath ) ss.May 7, 1977

Personally appeared E. J. Shipsey 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 Family

Funland, Inc., an Oregon Corp., 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:

Maryann Conrad

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: \_\_\_\_\_

Family Funland, Inc.  
6831 South Sixth Street  
Klamath Falls, Oregon 97601

GRANTOR'S NAME AND ADDRESS

Gordon A. and Sandra D. Quimby

1719 Alcan Drive

Medford, Oregon 97501

GRANTEE'S NAME AND ADDRESS

After recording return to: &amp; Taxes:

James Mosurak

587 Scarlet Cr.

Medford, Or. 97504

NAME, ADDRESS, ZIP

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

Gordon A. and Sandra D. Quimby

1719 Alcan Drive

Medford, Oregon 97501

NAME, ADDRESS, ZIP

STATE OF OREGON,

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 \_\_\_\_\_ 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

3300

Continuation of description

the true point of beginning of the description; thence South 43°51' West 170.00 feet to the Northeasterly right-of-way line of the State Highway; thence North 46°09' West along the highway right-of-way 110.00 feet; thence North 43°51' East 209.77 feet to the Southerly right-of-way line of the irrigation canal; thence South 07°58' West along the canal right-of-way 49.08 feet; thence South 17°48' East along the canal right-of-way line 92.3 feet to the point of beginning, less any land lying inside the State Highway right-of-way.

Continuation of exceptions

levies, assessments, water and irrigation rights and easements for ditches and canals of Enterprise Irrigation District, and limited access in deed to State of Oregon by and through its State Highway Commission, which provides that no right or easement of right of access to, from or across the State Highway other than expressly therein provided for shall attach to the abutting property, recorded May 1, 1972 in Book M-72, page 4624 and modified by indenture of access recorded June 7, 1973 in Book M-73, page 6987.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of James Mosurak the 10th day of Dec. A.D., 19 90 at 2:46 o'clock P. M., and duly recorded in Vol. M90 of Deeds on Page 24465

FEE \$33.00

Evelyn Biehn, County Clerk  
By Ruth M. Mulholland

The true and correct continuation of the description of the land described in the foregoing instrument is as follows: The true point of beginning of the description is at the intersection of the line of the State Highway and the line of the irrigation canal; thence North 46°09' West along the highway right-of-way 110.00 feet; thence North 43°51' East 209.77 feet to the Southerly right-of-way line of the irrigation canal; thence South 07°58' West along the canal right-of-way 49.08 feet; thence South 17°48' East along the canal right-of-way line 92.3 feet to the point of beginning, less any land lying inside the State Highway right-of-way.

Witness my hand and the seal of the County of Klamath, Oregon, this 10th day of December, 1990.

Notary Public for the County of Klamath, Oregon  
My commission expires on the 10th day of December, 1991.