

42514

WARRANTY DEED

Vol 92 Page 5982

KNOW ALL MEN BY THESE PRESENTS, That Clyda Jones

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by W.C. McGlothorn Edythe V. McGlothorn, 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: Block 38, lots 11, 12, 13 and 14 in Townshite of Crescent, according to the official plat thereof, filed in the office of the County Clerk in Klamath County, Oregon, Saving and excepting that portion deeded to the State Highway Commission as follows: Beginning at the Northwest corner of said Lot 14; thence South 50 degrees 20' East along the Northerly line of said Lot a distance of 20 feet to a point which is 50 feet distant Easterly from (when measured at right angles to) the relocated center-line of the Dalles-California Highway at Engineer's Station 1608-59.87; thence South 39 degrees 40' West, parallel to and 50 feet distant Easterly from said center-line a distance of 25 feet to the Southerly line of said lot; thence North 50 degrees 20' West along said Southerly line a distance of 20 feet to the Southwest corner of said Lot 14; thence North 39 degrees 40' East, along the Westerly line of said lot a distance of 25 feet to the point

(continued)

(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

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 \$27,500.00

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 6th day of March, 1992; 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.

Clyda Jones

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

COUNTY OF Multnomah

BE IT REMEMBERED, That on this 6th day of March, 1992, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named

Clyda Jones

known to me to be the identical individual described in and who executed the within instrument and acknowledged to me that he executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written

Jeanne Taylor

Notary Public for Oregon.

My Commission expires 10/25/92

N-65 11-81

Gresham, Or 97030

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

M. & Mrs W. C. McGlothorn  
P.O. Box 1185  
La Pine, OR 97732-0119

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

NAME, ADDRESS, ZIP

JEANNE TAYLOR

NOTARY PUBLIC - OREGON

My Commission Expires

STATE OF OREGON,

County of

I certify that the within instrument was received for record on the day of 1992, 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

SPACE RESERVED FOR RECORDER'S USE

beginning.

Together with the personal property which is more fully described on Exhibit "A" attached hereto and by this reference made a part hereof.

SUBJECT TO:

1. Reservations and restrictions in Warranty Deed from Ray B. Jones and Clyda Jones, husband and wife, to State Highway Commission, dated January 17, 1952 and recorded January 23, 1952 in Deed Volume 252 on page 361, records of Klamath County, Oregon, pertaining to easement of access (Lot 14).
2. Reservations and restrictions in Bargain and Sale Deed from State of Oregon by and through its State Highway Commission to Ray B. and Clyda Jones, husband and wife, dated February 25, 1952 and recorded March 25, 1952 in Deed Volume 253, on page 583, records of Klamath County, pertaining to access from above described property to the Highway Right-of-Way. (Lot 13);
3. Right-of-Way Contract, including the terms and provisions thereof, given by Ray B. Jones and Clyda Jones, husband and wife, to Cascade Natural Gas Corporation, dated July 5, 1963 and recorded August 7, 1963, in Deed Volume 347 on page 256, records of Klamath County, Oregon;
4. Liens and assessments of the Crescent Water and Sewer District and regulations, easements in connection therewith.
5. Liens and encumbrances suffered or permitted by grantee.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of \_\_\_\_\_ the 23rd day  
of March A.D., 19 92 at 11:00 o'clock A.M., and duly recorded in Vol. 592,  
of Deeds on Page 5982.

FEE \$35.00

Evelyn Biehn County Clerk

By Pauline Muelandore