

45426

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KNOW ALL MEN BY THESE PRESENTS, That

RODNEY J. WRIGHT, a single man,

in consideration of --EIGHTY NINE THOUSAND AND NO/100----- Dollars,

to him paid by RICHARD J. SMITH

do hereby grant, bargain, sell and convey unto said RICHARD J. SMITH

heirs and assigns, all the following real property, with the tenements, hereditaments and appurtenances situated in the County of Klamath and State of Oregon, bounded and described as follows, to-wit:

Township 37 South, Range 14 East W.M. Section 2: That part of Section 2 lying southwesterly of the Klamath Falls-Lakeview Highway No. 66, BUT EXCEPTING THEREFROM the parcel deeded to J.C. Harrison, et ux, by deed recorded in Deed Volume 166 at page 293, ALSO EXCEPTING that part of the 100 foot logging railroad right of way of Weyerhaeuser Company lying northwesterly of a point which is North 19°47' East 2,871.74 feet from the Southwest corner of said Section 2, and FURTHER EXCEPTING the 66' logging road right of way of Weyerhaeuser Company described in Deed Volume 324 at page 157, Records of Klamath County, Oregon; Section 3: Beginning at a point on the East line of Section 3, which is 1635 feet South of the intersection of said East line of Section 3, with the Southwesterly right of way line of the Pelican Bay Lumber Company's logging railroad; thence West at right angles to said Section line, a distance of 820 feet along the South line of a parcel of land deeded by A.P. Heup et ux to J.C. Harrison, which conveyance is rec. in Klamath County Deed Records, Vol. 134, Page 419; thence North along the West line of said J.C. Harrison property, a distance of 312 feet to an old cross fence; thence South 71°40' West along said cross fence, a distance of 1240 feet, more or less, to the point of intersection of two portions of the easterly line of the old Bonanza-Bly county road; thence southwesterly along the southeasterly line of the said old Bonanza-Bly county road* to the South line of said Section 3; thence East along said Section line to the Southeast corner of said Section 3; thence North along the East line of said Section 3 to the point of beginning, BUT EXCEPTING THEREFROM the 66' logging road right of way of Weyerhaeuser Company described in Deed Volume 324 at page 157, Records of Klamath County, Oregon, AND, FURTHER, EXCEPTING THEREFROM a triangular tract of land lying in the SW 1/4 of Section 3, Twp. 37 S.R. 14 E.W.M., more particularly described as follows: Said tract is bounded on the South by the South line of said Section 3, bounded on the West by the old Bonanza-Bly Wagon Road and bounded on the East by the Gerber Ranch Road, in Klamath County, Ore, heretofore conveyed to Leo Sagehorn, et ux; Section 10: The E 1/2 NE 1/4, BUT EXCEPTING THEREFROM the 66' logging road of Weyerhaeuser Company described in Deed Volume 324 at page 157, Records of Klamath County, Oregon; Section 11: The N 1/2 NE 1/4, the SE 1/4 NE 1/4, the NW 1/4, the S 1/2 N 1/2 SW 1/4, the S 1/2 SW 1/4, the NW 1/4 SE 1/4, the S 1/2 SW 1/4 SE 1/4, and the SE 1/4 SE 1/4, BUT EXCEPTING any portion thereof lying within the boundaries of the tract conveyed to Pelican Bay Lumber Company by the deed recorded in Deed Vol. 94 at page 30, Records of Klamath County, Ore. Section 14: The N 1/2 N 1/2. TOGETHER WITH any and all water rights, water, ditches, reservoirs and water easements including all shares of stock or shares of water in any ditch, reservoir, or irrigation association or company. *to the Northeasterly right of way line of Gerber Ranch Road; thence Southeasterly along said line...

Richard J. Smith, his

heirs and assigns forever.

And

Rodney J. Wright,

the grantor

above named does covenant to and with the above named grantee, his heirs and assigns that he is' lawfully seized in fee simple of the above granted premises, that the above granted premises are free from all encumbrances, except the interest of M.L. Johnson, Grantee in deed rec. in Deed Book 80, Page 343; contracts, agreements, and future assessments and charges for irrigation, drainage and storage of water, easements and rights of way of record and those apparent on the land, and that he will and his heirs, executors and administrators, shall warrant and forever defend the above granted premises, and every part and parcel thereof, against the lawful claims and demands of all persons whomsoever,

Witness

my hand and seal this 30th day of December, 1969.

Rodney J. Wright (SEAL)
 _____ (SEAL)
 _____ (SEAL)
 _____ (SEAL)

STATE OF OREGON,

County of Klamath

} ss.

BE IT REMEMBERED, That on this 30th day of December, 1969, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named Rodney J. Wright

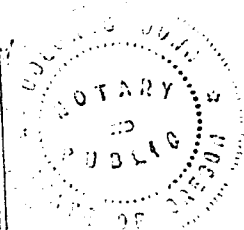
known to me to be the identical individual described in and who executed the within instrument and acknowledged to me that he executed the same freely and voluntarily.

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

James J. Brown

Notary Public for Oregon.

My Commission expires 1-22-73



WARRANTY DEED

(FORM No. 703)

STEVENS-NESS LAW PUB. CO., PORTLAND, ORE.

STATE OF OREGON,

} ss.

County of Klamath

I certify that the within instrument was received for record on the 28th day of May, 1992, at 2:16 o'clock P M., and recorded in book M92 on page 11532, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

County Clerk—Recorder.

By *Dorothy M. Biehn* Deputy.

Fee \$35.00

WHEN RECORDED RETURN TO

Neal G. Buchanan
Attorney at Law
601 Main Street, Suite 215
Klamath Falls, OR 97601