

55908

WARRANTY DEED

Vol. m92 Page 31197

KNOW ALL MEN BY THESE PRESENTS, That Ethridge N. Powell and Deloris A. Powell aka Ed Powell and Lorie Powell, husband and wife hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Ronald R. Lyall and Tria P. Lyall, husband and wife the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, the 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:

PLEASE SEE REVERSE SIDE OF THIS DOCUMENT

"This instrument will not allow use of the property described in this instrument in violation of applicable land use laws and regulations. Before signing or accepting this instrument, the person acquiring fee title to the property should check with the appropriate city or county planning department to verify approved uses."

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 and the above granted premises, free from all encumbrances except those of record and those apparent upon the land, if any, as of the date of this deed,

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 \$ 100,145.02. ~~How much of the consideration is in cash? (Indicate by symbol.) (The sentence between the symbols, if not applicable, should be deleted.~~

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 17 day of DECEMBER 19 92; 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.

California  
STATE OF OREGON, )  
County of Tehama ) ss.  
December 17, 19 92

Personally appeared the above named  
Ethridge N. Powell  
and Deloris A. Powell

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

Before me: Randi Mendonca  
Notary Public for Oregon California  
My commission expires: 9.24.95

STATE OF OREGON, County of \_\_\_\_\_ ) ss.  
The foregoing instrument was acknowledged before me this  
\_\_\_\_\_, 19\_\_\_\_, by \_\_\_\_\_,  
\_\_\_\_\_, president, and by \_\_\_\_\_,  
\_\_\_\_\_, secretary of \_\_\_\_\_

a \_\_\_\_\_ corporation, on behalf of the corporation.  
Notary Public for Oregon  
My commission expires: \_\_\_\_\_

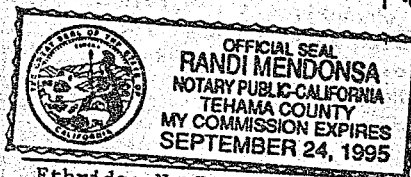
(SEAL)

STATE OF OREGON,

ss.

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.

By \_\_\_\_\_ Recording Officer  
Deputy



Ethridge N. Powell  
Deloris A. Powell  
C/O KFFSL

GRANTOR'S NAME AND ADDRESS

Ronald R. Lyall  
Tria P. Lyall  
C/O KFFSL

GRANTEE'S NAME AND ADDRESS

KLAMATH FIRST FEDERAL S&LA  
2943 SOUTH SIXTH STREET  
KLAMATH FALLS, OR 97603

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:  
KLAMATH FIRST FEDERAL S&LA  
2943 SOUTH SIXTH STREET  
KLAMATH FALLS, OR 97603

NAME, ADDRESS, ZIP



## LEGAL DESCRIPTION

## PARCEL 1:

That portion of Tract A of Harriman Park, Klamath County, Oregon, more particularly described as follows:

Beginning at a point in the Easterly right of way line of Dugout Lane, which is the most Southerly corner of Lot 3 of said Harriman Park and which is marked with a half-inch iron pin; thence, South 50 degrees 14' West a distance of 50 feet to the Westerly right of way line of Dugout Lane; thence South 39 degrees 46' East along said right of way line a distance of 85.5 feet; thence, running South 88 degrees 37' West on the South line of a private 20 foot wide roadway a distance of 72.4 feet to the true point of beginning of this description; thence, leaving said South line of said roadway and running South 39 degrees 52' West a distance of 151.2 feet, more or less, to a point which is situated on the North bank of the artificially constructed water channel; thence running on said North bank of said water channel North 83 degrees 20' West a distance of 75.0 feet; thence leaving said water channel and running North 43 degrees 10' East a distance of 144.8 feet, more or less, to a point on said South line of said private 20 foot wide roadway; thence, running on said South line of said private 20 foot wide roadway North 88 degrees 37' East a distance of 72.4 feet, more or less, to the true point of beginning of this description.

## PARCEL 2:

That portion of Tract A of HARRIMAN PARK SUBDIVISION, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the Northwest corner of that certain tract of land conveyed to Eugene F. Jensen et ux., by Deed recorded in Volume M67 at page 8388 of Klamath County Oregon Deed Records, which said corner is on the South line of the private 20 foot wide roadway; thence South 43 degrees 10' 00" West along the West line of said Jensen tract a distance of 144.50 feet, more or less, to the Southwest corner of said tract, which said corner is situated on the artificially constructed water channel; thence running on said North bank of said water channel South 81 degrees 0' 40" West a distance of 75.00 feet, more or less, to a one-half inch iron pin, set on the North bank of said water channel; thence North 41 degrees 01' 41" East a distance of 146.90 feet, more or less, to a one-half inch pin set on the South line of said private 20 foot wide roadway; thence North 85 degrees 20' 00" East along the South line of said private roadway a distance of 77.0 feet, more or less, to the point of beginning.

TOGETHER WITH full but non-exclusive right of egress and ingress over the above mentioned private 20 foot wide roadway to Dugout Lane, and together with an easement for utilities 5 feet in width along the South line of said roadway, the North line of said easement being bounded by the South line of the roadway; and

TOGETHER WITH an non-exclusive easement of egress and ingress by water from and to Harriman Creek on said artificially constructed water channel, but reserving unto Grantors, their heirs and assigns the right to use said water channel for the benefit of Grantor's remaining lands in Section 3, Township 36 South, Range 6 East of the Willamette Meridian, and the right to further construct and improve said channel to serve Grantors' said lands.

\* \* \* END \* \* \*

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 31st day  
of Dec. A.D., 19 92 at 11:48 o'clock A. M., and duly recorded in Vol. M92,  
of Deeds on Page 31197.

Evelyn Biehn . County Clerk  
By Pauline J. Nuckelase

FEE \$35.00