

86731

WHEN RECORDED MAIL TO: (3-4-94P03:3
EVERETT J. MCGILVRAY
SHIRLEY A. MCGILVRAY
4414 East Langell Valley Road
Bonanza, Oregon 97623

RCVD

STATE OF OREGON
Vol. 1994 Page 26445

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
filing fee number _____, Rec-

MAIL TAX STATEMENTS TO:
EVERETT J. MCGILVRAY
SHIRLEY A. MCGILVRAY
4414 East Langell Valley Road
Bonanza, Oregon 97623

ord of Deeds of said County.
Witness my hand and seal of County
affixed.

Title
By _____ Deputy

K-4997
WARRANTY DEED

JANET ABEL

GRANTOR, conveys and warrants, to EVERETT J. MCGILVRAY and SHIRLEY A. MCGILVRAY,
husband and wife;

GRANTEE, the following described real property situate in Klamath County, Oregon, free of encumbrances except as
specifically set forth below:

PARCEL I: Those portions of Lots 29B, 30B and all of 39B, 40B and 49B, together with vacated streets
and alleys in East Bonanza, Klamath County, Oregon, lying South of Lost River, lying within boundaries
as follows:

Beginning at the NE corner of the SE 1/4 of Section 10, Township 39 South, Range 11 EWM; Thence
South along the east line of said SE 1/4 a distance of 630 feet, more or less, to a point on the center
line of the South channel of Lost River, which is the point of beginning of this description; Thence,
South along the said East line of said SE 1/4 a distance of 1140 feet, more or less, to a point on the
said line due East 30 feet from the Southeast corner of Lot or Tract No. 49B according to the plat
filed January 9, 1907 of East Bonanza; Thence, Westerly along the South line of the said Lot or Tract
No. 49B, a distance of 600 feet, more or less, to the Southwest corner of the said Lot or Tract No.
49B; Thence, Northerly along the West line of said Lot or Tract No. 49B and along the West line of

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.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

The true and actual consideration paid for this transfer stated in terms of dollars, is \$ 23,000.00

In construing this deed and where the context so requires, the singular includes the plural.

Dated this 19 day of August, 1994
Janet Abel
Janet Abel

STATE OF OREGON, County of _____, 19____
Personally appeared the above named _____
and acknowledged the foregoing instrument to be _____ voluntary act and deed.

(Official Seal) Before me: _____
Notary Public for Oregon
My commission expires _____

MAIL TAX STATEMENTS AS DIRECTED ABOVE

Giacomini & Knieps

Attorneys at Law
706 Main Street
Klamath Falls, Oregon 97601
Telephone: 838-7728

21-208 18726446
Lots 40B, 39B, 30B and Lot 29B, according to the above said plat to a point on the center line of the main channel of said Lost River; Thence, Southeasterly along said center line of the main channel of said Lost River, South of the island located in the said river, to the point of beginning.

PARCEL II: Beginning at the Southeast corner of Tract No. 49A as originally platted in East Bonanza, according to the duly recorded plat of said East Bonanza, and being situated in the SE $\frac{1}{4}$ of Section 10, Township 39 South, Range 11 E $\frac{1}{2}$, Klamath County, Oregon;

Thence, West along the South line of said Tract 49A, a distance of 104.5 feet; Thence, North at right angles 209.0 feet; Thence, East and parallel with the South line of said Tract 104.5 feet; Thence, South along the East line of said Tract 209.0 feet to the point of beginning.

PARCEL III: Beginning at a point in the SE $\frac{1}{4}$ of Section 10, Township 39 South, Range 11, E $\frac{1}{2}$, which is West 600 feet along the East and West center line of Section 10 aforesaid and South parallel with the Easterly line of said Section 10, 125 feet from the quarter section corner common to Sections 10 and 11, Township 39 South, Range 11 East; said point of beginning is the southeast corner of that certain tract of land described in deed from John S. Shook et al to J. L. Sparretorn recorded in Volume 55 of Deeds at page 586, Records of Klamath County, Oregon; Thence along the Southerly boundary of lands described in said deeds, South 0°12' West 700.3 feet to the Southeast corner of that certain Tract of land more particularly described in that certain deed to Lula Sparks and Jonah Sparks, which deed is dated December 2, 1929, and recorded in Volume 88 of Deeds, at page 336; Thence, Southwesterly along the Center or thread of the main or South channel of Lost River 1460 feet, more or less, to a point 30 feet Northeast or upstream from the center of the Lost River bridge on Langell Valley Market Road, which is also known as Klamath County Market Road No. 3 or the Bonanza-Lorella North Road; Thence, Southeasterly and Easterly along the Northerly boundary of said Market Road to its intersection with the Easterly line of vacated Tract No. 49A of East Bonanza; Thence, Northerly along the Westerly line of the land described in that certain deed to William Wood recorded in Volume 95 at page 589 of Deed Records of Klamath County, Oregon, 1,655 feet, more or less, to the point of beginning, being a portion of the SE $\frac{1}{4}$ of Section 10, Township 39 South, Range 11, E $\frac{1}{2}$, in Klamath County, Oregon, LESS, however, approximately three acres of land in the Southeast corner thereof, described as follows: Beginning at a point on the North line of Langell Valley Market Road where said line intersects the Westerly line of vacated Tract No. 49B in East Bonanza in Klamath County; Thence, North 209 feet along the Westerly line of said vacated Tract 49B; Thence, West 627 feet; Thence, South to the North line of said road above-described; Thence, Southeasterly and Easterly along the North line of said road to the point of beginning.

PARCEL IV: AND ALSO Beginning at a point on the Easterly line of West Park Street East Bonanza, Oregon which is West 1890 feet and North 810 feet from the Section corner common to Sections 10, 11, 14 and 15, Township 39 South, Range 11 E $\frac{1}{2}$, said point of beginning is the Northwest corner of that certain parcel of land heretofore conveyed to F. W. Bold by deed recorded in Volume 87 of Deeds, at page 124, Records of Klamath County, Oregon, and revised by deed of correction dated March 21, 1932; Thence, Easterly at right angles to West Park Street 250 feet; Thence, Northerly parallel with West Park Street 30 feet; Thence, Easterly at right angles with West Park Street 80 feet; Thence, Southerly parallel with West Park Street 30 feet; Thence, Easterly at right angles to West Park Street 540 feet, more or less, to the Southwesterly line of Klamath County Market Road Number 3, also known as the Bonanza-Lorella North Road and the Langell Valley Market Road; Thence, Northwesterly along the Southwesterly line of said Market Road 690 feet, more or less, to the Easterly boundary of that certain parcel of land described in the first descriptive paragraph of that certain deed to W. H. Kitts, which deed is dated March 29, 1930 and recorded in Volume 91 of Deeds at page 111; Thence, Southerly along the Easterly line of said Kitts Tract 210 feet, more or less, to the Southeast corner thereof; Thence, West along the South boundary of said Kitts tract and said Southerly boundary extended, 285 feet, more or less, to the Easterly line of said West Park Street; Thence, Southerly along the Easterly line of said West Park Street 60 feet, more or less, to the point of beginning. Being a portion of the SE $\frac{1}{4}$ of Section 20, Township 39 South, Range 11, E $\frac{1}{2}$ formerly a part of East Bonanza or Shook's Addition.

SAVING AND EXCEPTING from the above described land a strip of land 50 feet in width lying 25 feet on each side of the center line of the Walker-Swey Railroad as more particularly described in that certain deed to Richard H. Hovey, which deed is dated January 7, 1930, and recorded July 29, 1930, in Volume 91 of Deeds at page 518 Records of Klamath County, Oregon.

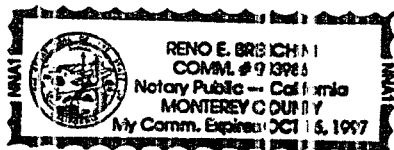
SUBJECT TO: Special assessment as farm use, covenants, conditions, restrictions, reservations, rights, rights of way and easements of record and apparent thereon.

1. Terms and conditions of special assessment as farm use and the right of Klamath County, Oregon, to additional taxes, plus interest, in the events that use should be changed, which obligations Grantee assumes and agrees to pay and perform.
2. Liens and assessments of Klamath Project and Horsefly Irrigation District, and regulations, contracts, easements, and water and irrigation rights in connection therewith.
3. Any unpaid charges or assessments of Horsefly Irrigation District.
4. Any unpaid charges of liens or assessments of the City of Bonanza.
5. Rights of the Federal Government, the State of Oregon, and the general public in that portion of the herein described property lying below the high water line of Lost River.

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of CaliforniaCounty of MontereyOn Aug 19, 1994 before me, RENO E. BRESCHINI
DATE NAME, TITLE OF OFFICER - E.G., "JANE DOE, NOTARY PUBLIC"personally appeared JANET ABEL
NAME(S) OF SIGNER(S)

☒ personally known to me - OR - ☒ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

Reno E. Breschini
SIGNATURE OF NOTARY

OPTIONAL

Though the data below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent reattachment of this form.

CAPACITY CLAIMED BY SIGNER

- ☒ INDIVIDUAL
☐ CORPORATE OFFICER

TITLE(S)

- ☐ PARTNER(S) ☐ LIMITED
☐ ATTORNEY-IN-FACT ☐ GENERAL
☐ TRUSTEE(S)
☐ GUARDIAN/CONSERVATOR
☐ OTHER: _____

DESCRIPTION OF ATTACHED DOCUMENT

Necessary Deed
TITLE OR TYPE OF DOCUMENT

ONE
NUMBER OF PAGES

8-19-94
DATE OF DOCUMENT

SIGNER IS REPRESENTING:
NAME OF PERSON(S) OR ENTITY(IES)

SIGNER(S) OTHER THAN NAMED ABOVE

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Co the 24th day
 of Aug A.D., 19 94 at 3:21 o'clock P M., and duly recorded in Vol. 494
 of Deeds on Page 26445

FEE \$40.00

Evelyn Biehn - County Clerk

By Dorinda Mulendore