

90661

WARRANTY DEED

Vol. m94 Page 34246

KNOW ALL MEN BY THESE PRESENTS, That

PAUL STEVE FOX

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by John R. Miller, as to an undivided one-third interest, AND ** (Continued below) 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:

** Ervin R. Bickford, as to an undivided one-third interest and Audie Soyland and Linda M. Soyland, husband & wife, as to an undivided one-third interest;

A portion of Section 7 Township 38 South, Range 9, E.W.M, more particularly described on the reverse.

"This Instrument does not guarantee that any particular use may be made of the property described in this instrument. A buyer should check with the appropriate city or county planning department to verify approved uses."

(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 \$ 51,500.00

Ⓞ However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the 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 9 day of March, 19 84; 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.

Paul Steve Fox
Paul Steve Fox

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, }
County of Klamath } ss.
March 9, 19 84

STATE OF OREGON, County of _____) ss.
_____, 19____.

Personally appeared _____ 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 _____

Personally appeared the above named _____

Paul Steve Fox

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

Before me, _____
(OFFICIAL SEAL) _____
Notary Public for Oregon

My commission expires: 8/27/87

_____, 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:

(OFFICIAL SEAL)

Notary Public for Oregon
My commission expires:

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Gale T. & Katherine M. Collins
5191 Hwy. 97N - B
KLAMATH FALLS, OR. 97601

NAME, ADDRESS, ZIP

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

SAME AS ABOVE

NAME, ADDRESS, ZIP

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/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

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Order No. K-36784

DESCRIPTION OF PROPERTY

The following described real property situated in Klamath County, Oregon:

PARCEL 1: Beginning at a point on the Westerly right of way line of the Dalles-California Highway which lies North 89°49' West a distance of 489.5 feet along the quarter line and South 6°02' West along the Westerly right of way line of the Dalles-California Highway a distance of 1560.6 feet from the iron pin which marks the center of Section 7, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, and running thence: Continuing South 6°02' West along the Westerly right of way line of the Dalles-California Highway a distance of 180 feet to a point; thence North 89°49' West parallel to the above mentioned quarter line a distance of 730.54 feet to a point on the Easterly right of way line of the new location of the Dalles-California Highway; thence in a Northeasterly direction following the Easterly right of way line of the new highway location a distance of 182.89 feet to a point; thence South 89°49' East parallel to the above mentioned quarter line a distance of 786.54 feet, more or less to the point of beginning, in the S½ of the SW¼ of Section 7, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

EXCEPTING THEREFROM a tract of land situated in the S½SW¼ of Section 7, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the Westerly right of way line of the Dalles-California Highway which lies North 89°49' West a distance of 489.5 feet along the quarter section line and South 6°02' West along the Westerly right of way line of the Dalles-California Highway a distance of 1560.5 feet from the iron pin marking the center 1/4 corner of said Section 7; thence continuing South 6°02' West along the Westerly right of way line of said highway a distance of 180 feet; thence North 89°49' West parallel to said quarter section line a distance of 242 feet; thence North 6°02' East parallel with the Westerly right of way line of said highway a distance of 180 feet; thence South 89°49' East parallel with said quarter section line a distance of 242 feet, more or less to the point of beginning.

PARCEL 2: Beginning at a point in the SE¼SW¼ of Section 7, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, which is North 89°49' West 489.5 feet to the Westerly right of way line of the old Dalles-California Highway, thence South 6°02' West along said highway right of way line, a distance of 1560.6 feet, and thence North 89°49' West 486.54 feet, from the center one quarter corner of said Section 7, which point of beginning is the Southwest corner of a parcel of land described in a deed recorded in the Klamath County Deed Records, Volume 233 page 170; thence North 89°49' West 299.46 feet, more or less to the Easterly right of way line of the New Dalles-California Highway; thence North 11°37' West along said highway right of way line, a distance of one foot; thence North 85°39' East 302.64 feet to a point on the West line of that parcel of land described in a deed recorded in Klamath County Deed Records, Volume 233 page 170; thence South 6°02' West 25 feet to the point of beginning, being a portion of the SE¼SW¼ of Section 7, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Katherine Collins the 4th day
of Nov A.D., 19 94 at 1:13 o'clock P M., and duly recorded in Vol. M94
of deeds on Page 34246.

FEE \$35.00

Evelyn Biehn - County Clerk

By Pauline M. Henderson