

257

KNOW ALL MEN BY THESE PRESENTS, That WESGO COMPANY, A PARTNERSHIP, hereinafter called grantor,

for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto MAURICE BERCOT AND MILDRED BERCOT, TRUSTEES OF THE BERCOT FAMILY TRUST, hereinafter called grantee, and unto grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

A tract of land situated in the SE1/4 SE1/4 of Section 16, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Southeast corner of said Section 16 thence North 00 degrees 11' 09" East 742.06 feet and North 89 degrees 48' 51" West 30.00 feet, to a point on the West right of way line of Washburn Way and being the true point of beginning of this description; thence continuing North 89 degrees 48' 51" West 245.53 feet; thence North 79 degrees 58' 39" East 56.43 feet; thence South 89 degrees 48' 51" East 190.00 feet to the West right of way line of Washburn Way; thence South 00 degrees 11' 09" West 10.00 feet to the point of beginning.

\*The true and actual consideration for this conveyance is for the purposes of adjusting the boundary line between the Grantor's property and the Grantee's property. Grantee by acceptance of this deed waives any claims against Grantor related to the survey of the property or the establishment of the boundary.

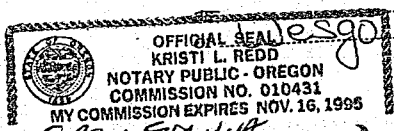
(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)  
To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.  
The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ lot line adjustment  
However, the actual 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 21st day of April, 1995; if a corporate grantor, it has caused its name to be signed and its seal affixed by an officer or other person duly authorized to do so by order of its board of directors.

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 AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

WESGO COMPANY, A PARTNERSHIP  
Melvin Stewart Partner  
B. Menold Partner

STATE OF OREGON, County of Klamath ss.  
This instrument was acknowledged before me on \_\_\_\_\_, 19\_\_\_\_,  
by \_\_\_\_\_, 19\_\_\_\_,  
This instrument was acknowledged before me on \_\_\_\_\_, 19\_\_\_\_,  
by Melvin Stewart and B. Menold as Partners

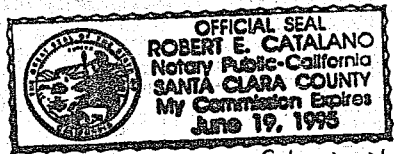


State of CALIFORNIA  
County of SANTA CLARA

On MAY 15, 1995 before me, ROBERT E. CATALANO  
DATE NAME, TITLE OF OFFICER - E.G., "JANE DOE, NOTARY PUBLIC"

personally appeared BEN MENOLD  
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.



Return: Mel Stewart  
1763 Washburn Way  
City 97603

Witness my hand and official seal.

Robert E. Catalano  
SIGNATURE OF NOTARY

CAPACITY CLAIMED BY SIGNER

- ☒ INDIVIDUAL(S)
- ☐ CORPORATE
- ☐ OFFICER(S) \_\_\_\_\_ TITLE(S) \_\_\_\_\_
- ☐ PARTNER(S)
- ☐ ATTORNEY-IN-FACT
- ☐ TRUSTEE(S)
- ☐ SUBSCRIBING WITNESS
- ☐ GUARDIAN/CONSERVATOR
- ☐ OTHER: \_\_\_\_\_

SIGNER IS REPRESENTING:

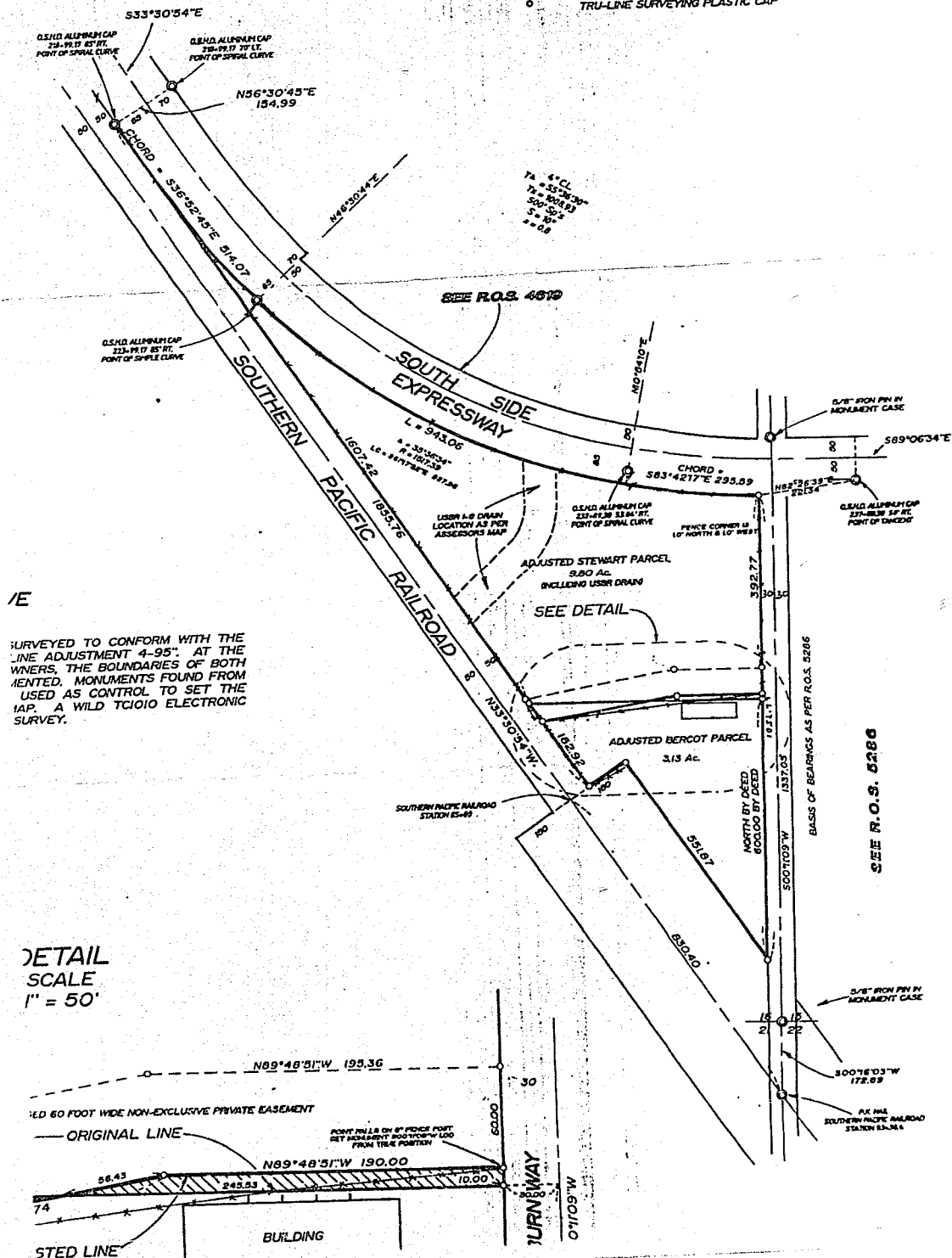
NAME OF PERSON(S) OR ENTITY(IES)  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**PROPERTY LINE ADJUSTMENT 4-95**  
**14TH IN THE SE1/4 OF SECTION 16, T39S, R9EW, Klamath County, Oregon**

**13041**

**LEGEND**

- FOUND MONUMENT AS SHOWN
- SET 5/8" x 30" IRON PIN WITH TRU-LINE SURVEYING PLASTIC CAP



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 18th day  
 of May A.D., 19 95 at 3:02 o'clock p M., and duly recorded in Vol. M95  
 of Deeds on Page 13040

FEE \$35.00

Bernetha G. Letsch, County Clerk  
 By Lynette A. Hickey