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International Woodworkers or
America, Local Union 3-12
3836 Altamont Drive

Klamath Falls, Oregon 97603

Phillip A. & Marilyn M. Thomas

P. O. Box 83

Bly, Oregon 97622

After recording, return to (Name, Address, Zip):

Phillip A. & Marilyn M. Thomas

P. O. Box 83

Bly, Oregon 97622

Until requested otherwise, send all tax statements to (Name, Address, Zip):

Phillip A. & Marilyn M. Thomas

P. O. Box 83

Bly, Oregon 97622

APR 27 P3:48

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STATE OF OREGON,

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
_____ and/or as fee/file/instru-
ment/microfilm/reception 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

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that International Woodworkers of America Local
Union 3-12, an unincorporated association,
hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by Phillip A. and Marilyn M.
Thomas, husband and wife

hereinafter called grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns,
that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining,
situated in Klamath County, State of Oregon, described as follows, to-wit:

PARCEL 1: Beginning at a point on the Southwesterly right-of-way line of
the Klamath Falls-Lakeview Highway which point is North 0° 45-1/2' West
2146 feet from the South quarter corner of Section 34, Township 36 South,
Range 14 East of the Willamette Meridian; thence South 0° 45-1/2' East
888.7 feet to the true point of beginning of this description; thence
South 0° 45-1/2' East 182.3 feet; thence North 82° 01' East 356.0 feet
to the Southwesterly right-of-way line of the Klamath Falls-Lakeview
Highway; thence North 20° 06' West along said Highway 54.74 feet; thence
South 82° 01' West 88.5 feet; thence North 16° 15-1/2' West 137.6 feet;
thence South 79° 34' West 222.0 feet, more or less to the point of
beginning.

PARCEL 2: Commencing at an iron pipe in the Southwesterly boundary of
the Klamath Falls-Lakeview Highway (no. 66) from which the quarter section
corner on the Southerly boundary of Section 34, Township 36 South, Range
CONTINUED; SEE REVERSE.....

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with 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 except (if no exceptions, so state):

1. Reservations, restrictions, rights-of-way- and easements of
record and those apparent on the land.

grantor will warrant and forever defend the 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 \$53,000.00. However, the
actual consideration consists of or includes other property or value given or promised which is ☐ the whole ☐ part of the (indicate
which) consideration. (The sentence between the symbols Φ , if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be
made so that this deed shall apply equally to corporations and to individuals.

In witness whereof, the grantor has executed this instrument this 27th day of April, 1998; if grantor
is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do
so by order of its board of directors.

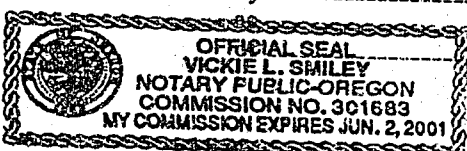
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN
THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGU-
LATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON
ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPRO-
PRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES
AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST
PRACTICES AS DEFINED IN ORS 30.930.

STATE OF OREGON, County of Klamath

This instrument was acknowledged before me on 27th April, 1998;

by _____ This instrument was acknowledged before me on _____, 19____,

by _____



Vickie L. Smiley
Notary Public for Oregon
My commission expires 6-2-2001

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PARCEL 2, CONTINUED:

14 East of the Willamette Meridian, bears South $0^{\circ} 45-1/2'$ East 2146.0 feet distant and running thence South $20^{\circ} 06'$ East along the said Southwesterly boundary of the Klamath Falls-Lakeview Highway (no. 66) 888.7 feet to the true point of beginning of said description; thence South $79^{\circ} 34'$ West 78.0 feet; thence South $16^{\circ} 15-1/2'$ East 137.6 feet; thence North $82^{\circ} 1'$ East 88.5 feet, more or less, to Southwesterly boundary of Klamath Falls-Lakeview Highway (no. 66); thence North $20^{\circ} 06'$ West 143 feet, more or less and being situated in the Northwest quarter of the Southeast quarter of Section 34, Township 36 South, Range 14 East of the Willamette Meridian.

EXCEPTING THEREFROM THE Northwesterly 40 feet thereof, reserved for a roadway as set forth in Book 197 at page 255, Deed Records.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of International Woodworkers the 27th day of April A.D., 19 98 at 3:48 o'clock P. M., and duly recorded in Vol. M98 of Deeds on Page 13935.

FEE \$35.00

By Bernetha G. Letsch, County Clerk