

1-1-74

## WARRANTY DEED

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777 "13 11:21  
 KNOW ALL MEN BY THESE PRESENTS, That CHARLES D. BINGHAM and CARROL J. BINGHAM, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by SHARON ROSE LEE EDDY

, 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:

Per Exhibit "A" attached hereto and incorporated herein.

(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 except as above stated, & liens, assessments, rules & regulations for irrigation, drainage & sewage, & reservations, restrictions, easements, & rights of way of record and those apparent on the land,

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 \$ 246,967.36

① However, the actual consideration contained in or included in the property value given by the grantor is not to be taken into account in the computation of the consideration for the purpose of the recording of this deed. (The sentence between the symbols ①, 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 12th day of January, 1978; 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.

(If executed by a corporation,  
affix corporate seal)

STATE OF OREGON, )  
 County of KLAMATH ) ss.  
 JANUARY 12, 1978.

Personally appeared the above named

CHARLES D. BINGHAM and  
 CARROL J. BINGHAM

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

(OFFICIAL  
SEAL)

Notary Public for Oregon

My commission expires: 11-24-81

CHARLES D. BINGHAM

CARROL J. BINGHAM

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

, 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:

CHARLES D. & CARROL J. BINGHAM  
 6660 S. 6th Street  
 Klamath Falls, Oregon 97601

GRANTOR'S NAME AND ADDRESS

SHARON ROSE LEE EDDY  
 12139 Atlantic  
 Lynwood, CA 90262

GRANTEE'S NAME AND ADDRESS

After recording return to:

SHARON BECERRA  
 3510 Pine Tree Drive  
 Klamath Falls, OR 97603

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

SAME - NO CHANGE

STATE OF OREGON, )

County of ) ss.

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.

SPACE RESERVED  
FOR  
RECORDER'S USE

By Recording Officer  
 Deputy

## EXHIBIT "A"

## PARCEL 1:

A tract of land situated in the S 1/2 of Sec. 1, T. 39 S., R. 9 E., Willamette Meridian, Klamath County, Oregon, more particularly described as follows: Beginning at an iron pin marking the Southeasterly corner of said Sec. 1; thence South 89° 58' 30" West 1341.4 feet to a bolt in the center line of the State Highway 140 (was Hwy 66) as the same is now located and constructed over and across said Sec. 1; thence North 46° 06' 30" West along the center line of said Highway 1380.4 feet; thence South 43° 53' 30" West 30.00 feet to an iron pin on the Southerly right of way line of said highway; thence South 09° 42' 00" West along the center line of a drain 402.5 feet; thence South 00° 32' 30" West along the center line of said drain 72.6 feet; thence South 43° 53' 30" West 20.0 feet to an iron pin; thence North 67° 41' 30" West 410.0 feet to a 5/8 inch iron pin marking the true point of beginning of this description; thence North 23° 42' 00" East 578.00 feet to a 5/8 inch iron pin on the new Southerly right of way line of said Highway; thence South 46° 06' 30" East along said Southerly right of way line 52.43 feet to a 5/8 inch iron pin; thence South 16° 27' 31" West 636.84 feet to a 5/8 inch iron pin; thence North 67° 41' 30" West 91.66 feet to a 5/8 inch iron pin; thence North 03° 21' 30" West 83.20 feet to the true point of beginning.

## PARCEL 2:

A piece or parcel of land situate in the S 1/2 of Sec. 1, T. 39 S., R. 9 E., Willamette Meridian, Klamath County, Oregon, more particularly described as follows: From the iron pin marking the Southeasterly corner of said Sec. 1, T. 39 S., R. 9 E., Willamette Meridian, Klamath County, Oregon, South 89° 58 1/2' West 1341.4 feet to a bolt in the center line of the state highway designated as Oregon 66 as the same is now located and constructed over and across said Sec. 1; thence North 46° 06 1/2' West along the center line of said highway 1380.4 feet; thence South 43° 53 1/2' West 30.0 feet to an iron pin on the Southerly right of way line of said Highway 66 marking the point of beginning of this survey; thence South 9° 42' West along the center line of a drain 402.5 feet to a point; thence South 0° 32 1/2' West along the center line of said drain 72.6 feet to a point; thence South 43° 53 1/2' West 20.0 feet to an iron pin; thence North 67° 41 1/2' West 410.0 feet to an iron pin; thence North 23° 42' East 592.9 feet to an iron pin on the said Southerly right of way line of said highway; thence South 46° 06 1/2' East along said right of way line a distance of 310.0 feet, more or less, to the above mentioned point of beginning of this survey.

Also commencing at the most Southerly corner of the above described Parcel 2 and running thence North 67° 41 1/2' West 410 feet to a point; thence South 3° 21 1/2' East 83.2 feet to a 5/8" steel pin set in the ground; thence South 67° 41 1/2' East 410 feet to a 3/4" iron pipe set in the ground; thence North 3° 21 1/2' West 83.2 feet to the place of beginning.

## EXCEPTING THEREFROM THE FOLLOWING:

A tract of land situated in the S 1/2 of Sec. 1, T. 39 S., R. 9 E., Willamette Meridian, Klamath County, Oregon, more particularly described as follows: Beginning at an iron pin marking the Southeasterly corner of said Sec. 1; thence South 89° 58' 30" West 1341.4 feet to a bolt in the center line of the State Highway 140 (was Hwy 66) as

the same is now located and constructed over and across said Sec. 1; thence North 46° 06' 30" West along the center line of said Highway 1380.4 feet; thence South 43° 53' 30" West 30.00 feet to an iron pin on the Southerly right of way line of said highway; thence South 09° 42' 00" West along the center line of a drain 402.5 feet; thence South 00° 32' 30" West along the center line of said drain 72.6 feet; thence South 43° 53' 30" West 20.0 feet to an iron pin; thence North 67° 41' 30" West 410.0 feet to a 5/8 inch iron pin marking the true point of beginning of this description; thence North 23° 42' 00" East 578.00 feet to a 5/8 inch iron pin on the new Southerly right of way line of said Highway; thence South 46° 06' 30" East along said Southerly right of way line 52.43 feet to a 5/8 inch iron pin; thence South 16° 27' 31" West 636.84 feet to a 5/8 inch iron pin; thence North 67° 41' 30" West 91.66 feet to a 5/8 inch iron pin; thence North 03° 21' 30" West 83.20 feet to the true point of beginning.

State of Oregon, County of Klamath  
Recorded 07/13/00, at 11:21 a m.  
In Vol. M00 Page 25577  
**Linda Smith,**  
County Clerk Fee \$ 31<sup>00</sup>