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WARRANTY DEED

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54249



KNOW ALL MEN BY THESE PRESENTS, That GEORGE W. HASH and MAVIS C. HASH, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor said by Cecil V. Pickering & Nancy J. Pickering & Emil J. Speeze & Cheryl Ann Speeze, not as tenants in common but with the right of survivorship 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.

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 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 \$ 125,000.00

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 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 11th day of April, 1984; 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)

MISSOURI
STATE OF ~~MISSOURI~~, TEXAS) ss.
County of ~~MISSOURI~~)
April 11th, 1984

Personally appeared the above named
GEORGE W. HASH and MAVIS
C. HASH

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

Before me:
(OFFICIAL SEAL) Madeline E. Miller
Notary Public for MISSOURI
My commission expires:
MARCH 8, 1985

George W. Hash
GEORGE W. HASH
MAVIS C. Hash
MAVIS C. HASH
STATE OF ~~MISSOURI~~, County of TEXAS) ss.
APRIL 11, 1984

Personally appeared GEORGE W. HASH and
MAVIS C. HASH 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 be-
half 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:
Madeline E. Miller
Notary Public for MISSOURI
My commission expires:
MARCH 8, 1985

George W. Hash & Mavis C. Hash

GRANTOR'S NAME AND ADDRESS

Cecil V. & Nancy J. Pickering and
Emil J. Speeze & Cheryl Ann Speeze

GRANTEE'S NAME AND ADDRESS

After recording return to:

Amertitle - Call 13464
300 Klamath Ave
R.F. OR 97601
NAME, ADDRESS, ZIP

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

Raymond J. [unclear]
200 [unclear] No Change
NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

ss.

State of Oregon, County of Klamath
Recorded 08/18/04 11:09 a m
Vol M04 Pg 54249-50
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2

2600

DESCRIPTION

PARCEL 1:

Lot 5, Block 3, WILLIAMSON RIVER ESTATES, in the County of Klamath, State of Oregon.

PARCEL 2:

A tract of land lying Southeasterly of and adjacent to Williamson River Estates, a platted and recorded subdivision situated in Government Lots 7, 14, 15, 19, 21 and 41, Section 21, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon; said tract of land being more particularly described as follows:

Beginning at the Southeast corner of Lot 5, Block 3 of aforesaid Williamson River Estates; thence South $80^{\circ} 35' 30''$ East 78.80 feet to a $3/4''$ galvanized iron pipe; thence North $74^{\circ} 18' 30''$ East 174.00 feet to a $3/4''$ galvanized iron pipe; thence North $60^{\circ} 45' 30''$ East 110.50 feet to a $3/4''$ galvanized iron pipe; thence North $45^{\circ} 17' 30''$ East 149.18 feet to a $3/4''$ galvanized iron pipe; thence North $10^{\circ} 00' 01''$ West 175.96 feet to a point on the Southerly curved right of way boundary of Williamson River Drive (point marked with a $3/4''$ galvanized iron pipe); thence Westerly along said curved boundary 37.63 feet (long chord bears South $57^{\circ} 59' 42''$ West 37.50 feet); thence continuing along said right of way boundary South $66^{\circ} 17' 15''$ West 435.02 feet; thence along the arc of a 130 foot radius curve to the right 17.71 feet (long chord bears South $70^{\circ} 11' 30''$ West 17.70 feet); thence South $74^{\circ} 05' 45''$ West 17.52 feet to the Northeast corner of aforesaid Lot 5, Block 3; thence along the East boundary of said Lot 5, South $15^{\circ} 54' 15''$ East 166.22 feet to the point of beginning.

PARCEL 3:

A tract of land bordering on the South of the above described land: Beginning at the Southeast corner of Lot 5 in Block 3 of aforesaid Williamson River Estates; thence South $80^{\circ} 35' 30''$ East 78.80 feet to a $3/4''$ galvanized iron pipe; thence North $74^{\circ} 18' 30''$ East 174.00 feet to a $3/4''$ galvanized iron pipe; thence North $60^{\circ} 45' 30''$ East 110.50 feet to a $3/4''$ galvanized iron pipe; thence North $45^{\circ} 47' 30''$ East 42.78 feet to a $1/2''$ galvanized iron pipe; thence South $31^{\circ} 37'$ East 130.80 feet to the waterline of Williamson River as of this date existing; thence along said waterline South $37^{\circ} 40'$ West 134.52 feet; South $54^{\circ} 09'$ West 55.28 feet; South $63^{\circ} 36'$ West 60.67 feet; South $61^{\circ} 48'$ West 64.75 feet North $56^{\circ} 13'$ West 67.86 feet; North $1^{\circ} 27'$ East 55.23 feet; South $85^{\circ} 17'$ West 70.82 feet; and North $77^{\circ} 14'$ West 61.36 feet; thence leaving the existing waterline of Williamson River and bearing North $15^{\circ} 30'$ West 63.94 feet, more or less, to the point of beginning.