

'05 MAR 10 AM 8:03

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GRANTOR NAME AND ADDRESS

Eric C. Lewis and Beverly A. Lewis

GRANTEE NAME AND ADDRESS

Phillip Megdal
1631 N. Bristol St., Ste. 312
Santa Ana, CA 92706

AFTER RECORDING RETURN TO

NEAL G. BUCHANAN
04 435 OAK AVE.
KLAMATH FALLS, OR 97603

SEND TAX STATEMENTS TO

GRANTEE

State of Oregon, County of Klamath
Recorded 03/10/2005 8:03 a m
Vol M05 Pg 15797-49
Linda Smith, County Clerk
Fee \$ 31.00 # of Pgs 3

-WARRANTY DEED-

ERIC C. LEWIS and BEVERLY A. LEWIS, husband and wife,
Grantors, convey and warrant to PHILLIP MEGDAL, Grantee, the following described real property situate in Klamath County, Oregon, free of all encumbrances, except as specifically set forth herein:

PARCEL 1: A parcel of land situated in the NE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 3, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows: Beginning at an iron axle which lies South 89°51' West a distance of 30 feet and South 1°14' East a distance of 42.05 feet from the quarter corner common to Sections 2 and 3, Township 39 South, Range 9 East of the Willamette Meridian, and which iron axle is in the Southerly right of way line of the Dalles-California Highway 40 feet South of the centerline thereof, and 30 feet West of the section line common to Sections 2 and 3, Township 39 South, Range 9 East of the Willamette Meridian; thence South 89°14' West along the Southerly right of way line of said highway, running parallel to and 40 feet distance from the center line of said highway a distance of 150 feet to the point of beginning; thence continuing South 89°14' West a distance of 100 feet; thence South 1°14' East a distance of 150 feet; thence North 89°14' East a distance of 100 feet thence North 1°14' West a distance of 150 feet to the point of beginning. LESS portion thereof conveyed to State Highway Commission for road purposes by Deed Volume 190 page 295, records of Klamath County, Oregon.

PARCEL 2: A parcel of land lying in the Northeast quarter of Southeast quarter of Section 3, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, and more particularly described as follows: Beginning at a point which is South 55.03 feet and South 89°14' West 280 feet from the quarter section corner common to Sections 2 and 3, Township 39 South, Range 9 East of the Willamette Meridian, said point also being 53 feet South of (when measured at right angles to) the relocated center line of the Klamath Falls-Malin Highway; thence continuing South 89°14' West a distance of 25.0 feet; thence South 0°30'30" East 137 feet; North 89°58'30" East 25.0 feet; thence North 0°30'30" West 137 feet to the point of beginning. SAVING AND EXCEPTING from said parcel the Westerly 7 longitudinal feet thereof.

SUBJECT TO AND EXCEPTING:

(1) Regulations, including levies, liens and utility assessments of the City of Klamath Falls; (2) Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals of Klamath Irrigation District; (3) Regulations, including levies, liens, assessments, rights of way and easement of the South Suburban Sanitary District; (4) An easement created by instrument recorded June 19, 1946, Book 191, page 98, in favor of The California Oregon Power Company; (5) SUBJECT TO that certain Trust Deed, dated July 14, 1977, recorded July 15, 1977 in Book M-77 page 12577, wherein Eric C. Lewis and Beverly A. Lewis, are Trustors, D. L. Hoots is Trustee, and Security Savings and Loan Association is Beneficiary, which Trust deed Grantee herein assumes and agrees to pay according to the terms

WILLIAM P. BRANDSNESS

A PROFESSIONAL CORPORATION

ATTORNEY AT LAW

411 PINE STREET

KLAMATH FALLS, OREGON 97601

1. WARRANTY DEED

District; (4) An easement created by instrument, recorded June 19, 1946, Book 191, page 98 in favor of The California Oregon Power Company; (5) Reservations, restrictions, easements and rights of way of record and those apparent upon the land.

The true and actual consideration for this transfer is One Hundred Twenty Five Thousand and NO/100ths (\$125,000.00) DOLLARS.

Until a change is requested, all tax statements shall be mailed to: Phillip Magdal

DATED this 3 day of January, 1980

Eric C. Lewis
Beverly A. Lewis

STATE OF OREGON)

County of Klamath)

ss. January 3, 1980

Personally appeared the above-named ERIC C. LEWIS and BEVERLY A. LEWIS, husband and wife, and acknowledged the foregoing instrument to be their voluntary act. Before me:

Donna K. Rick
DONNA K. RICK
NOTARY PUBLIC-OREGON
My Commission Expires 4/21/83

Notary Public for Oregon
My Commission expires: _____

WILLIAM P. BRANDSNESS

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2. WARRANTY DEED