

MT079169-KR

2007-009879

Klamath County, Oregon



00023720200700098790020029

06/01/2007 11:30:09 AM

Fee: \$26.00

STATUTORY WARRANTY DEED

LOUISE M. HEIDERER, Personal Representative of the Estate of John A. Heiderer, deceased, Grantor, conveys and warrants to BYRON F. BALCOM and DIANE D. BALCOM, husband and wife, the real property described as follows, free of encumbrances, except as specifically set forth herein:

A parcel of land situated in Government Lots 6 and 7, Section 33, Twp. 38 S.R. 9 E.W.M., being the Southerly portion of that tract of land conveyed to Juckeland Motors, Inc., by Weyerhaeuser Company and described in Deed Volume M65 page 110, Klamath County Deed records as shown on record of Survey No. 1072, as recorded in the office of the Klamath County Surveyor, said parcel being more particularly described as follows:

Beginning at a 5/8 inch iron pin on the Southwest corner of the above tract of land as described in said Deed Volume M65 page 110, said point also being the Southeast corner of that tract conveyed by Weyerhaeuser Company to Crater Lake Machinery Company by Deed dated August 17, 1950; thence southeasterly along the arc of a curve to the left to its intersection with the Northerly right of way line of the D.C. & E. Railway (the long chord of the last course bears South 45 degrees 20 minutes 03 seconds East a distance of 119.70 feet by said record of Survey No. 1072 and bears South 47 degrees 13 minutes 30 seconds East a distance of 122.18 feet by deed record); thence South 51 degrees 04 minutes East along said right of way line 170.46 feet; thence North 43 degrees 38 minutes East 180.00 feet; thence North 55 degrees 22 minutes West 287.42 feet to a point on the Westerly line of said tract of land as conveyed to Juckeland Motors, Inc.; thence South 34 degrees 48 minutes West 146.33 feet to the point of beginning, containing 1.10 acres, more or less, with bearings based on said recorded Survey No. 1072.

The true and actual consideration for this conveyance is \$100,000.00.

Until a change is requested, all tax statements are to be sent to the following address:

Byron F. Balcom and Diane D. Balcom  
1803 Kimberly Drive  
Klamath Falls, OR 97601

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

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PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

Dated: Nov. 23rd, 1987.

ESTATE OF JOHN A. HEIDERER,  
Deceased.

Louise M. Heiderer  
LOUISE M. HEIDERER  
Personal Representative

STATE OF OREGON           )  
                                  ) ss.  
County of Klamath       )

The foregoing instrument was acknowledged before me this  
23rd day of November, 1987.

Robert D. Brown  
NOTARY PUBLIC FOR OREGON  
My Commission Expires: 10/9/88

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WARRANTY DEED  
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