

EA

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.



Olive B. Hall

Box 31

Rly, OR 97622

Grantor's Name and Address

Bradley Paul Melsness

8923 Faircliff Ln.

Klamath Falls, OR 97603

Grantee's Name and Address

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

Bradley Paul Melsness

8923 Faircliff Ln.

Klamath Falls, OR 97603

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

Same as ABOVE

2013-013061

Klamath County, Oregon



00145453201300130610020024

11/22/2013 03:16:08 PM

Fee: \$42.00

SPACE RESERVE
FOR
RECORDER'S

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that Olive B. Hall

hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by Bradley Paul Melsness

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:

SEE ATTACHED

(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):

and that 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 \$45,000.⁰⁰. 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 ®, 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 on November 12, 2007; 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 REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE 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.

Olive B. Hall

STATE OF OREGON, County of Lake

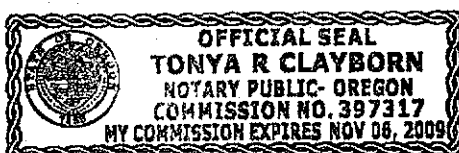
This instrument was acknowledged before me on November 12, 2007, by Olive B. Hall

This instrument was acknowledged before me on

by

as

of

Tonya R. Clayborn
Notary Public for Oregon
My commission expires 11-6-09

Returned to Counties

PARCEL 1: Beginning at a point which lies South 23°17' West a distance of 170 feet and South 66°43' East a distance of 40 feet from the iron pin which marks the southeast corner of Lot 1, Block 4, Town of Ely, and running thence South 66°43' East along the southerly right of way line of an unnamed street a distance of 260 feet to a point; thence South 23°17' West along the westerly right of way line of an unnamed street a distance of 100 feet to a point; thence North 66°43' West along the northerly right of way line of an unplatted alley a distance of 260 feet to a point; thence North 21°11' East a distance of 100 feet more or less to the point of beginning, in Lot 1, Section 3, Township 37 South, Range 14 East of the Willamette Meridian.

41497

16324

Lot 3200
405403

excepting:

A tract of land situated in Government Lot 1, Section 3, Township 37 South, Range 14 E.W.M., Klamath County, Oregon, more particularly described as follows:

Beginning at a point which is S. 23°17' W. 170.00 feet and S. 66°43' E. 40.00 feet from the iron pin which marks the Southwest corner of Lot 1, Block 4, Town of Ely, and being the point of beginning of that tract of land described as Parcel 3 in Volume M-87 on page 7900 of the Klamath County Deed Records; thence S. 22°18' E. 28.00 feet; thence S. 37°15' W. 82.83 feet to the southwesterly corner of said parcel 3; thence N. 23°17' E. 100.00 feet to the point of beginning.

and including an alley more particularly described as:

A parcel of land in the N 1/2 NE 1/4 Section 3, T.37S., R.14E., W.M. being more particularly described as follows:

Beginning at the northeast corner of Lot 1, Block 7, of Ely, Oregon, a recorded subdivision in Klamath County; thence S. 85°47' E., along the south line of Meall Street, 278.11 feet; thence S. 66°43' E., 40.0 feet to the northeast corner of the property described in M75, Page 9033 and the north-west corner of the property described in M87, Page 7900, parcel (3) of Klamath County Deed Records; thence S. 23°17' W., along the west line of the property described in M67, Page 7900, parcel (3) 100 feet to the southwest corner of the property described in M67, Page 7900, parcel (3) which is the true point of beginning of this description; thence S. 66°43' E., 280.0 feet to the southeast corner of the property described in M67, Page 7900, parcel (3); thence S. 23°17' W., 16.3 feet to the northeast corner of the property described in M67, Page 7900, parcel (1); thence N. 66°43' W., along the property described in M67, Page 7900, parcel (1) and (2), 126.38 feet to the northwest corner of the property described in M67, Page 7900, parcel (2); thence N. 23°17' E., 8.23 feet; thence N. 66°43' W., 73.61 feet; thence N. 23°17' E., 8.23 feet to the point of beginning.

PARCEL 2: The Easterly 25 feet of the following described property: Beginning at a point on the Northerly line of Agar Street, which is South 21°17' West 431.75 feet and North 66°43' East 128.95 feet from the Northeast corner of Lot 6, Block 4, Ely; thence North 10°11' East 106.23 feet; thence North 66°43' West 53.45 feet; thence South 10°11' West 126.38 feet more or less to the Northerly line of Agar Street; thence along the Northerly line of Agar Street, South 66°43' East 94 feet to the point of beginning, being a portion of Lot 1, Section 3, Township 37 South, Range 14 East of Willamette Meridian.

Lot 4100
405485

PARCEL 1: Beginning at a point which is South 21°17' West 383.95 feet from the Northeast corner of Lot 6, Block 4, Ely, according to the duly recorded plat of said township; thence South 23°17' West, 50 feet; thence North 80°47' West, 128.45 feet; thence North 10°11' East, 106.23 feet; thence South 66°43' East 159.42 feet, more or less, to point of beginning, being a part of Lot 1, Section 3, Township 37 South, Range 14 East of the Willamette Meridian.

Lot 4200
405494

EXHIBIT "A"
Page 1 of 2

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ the 22nd day
of December A.D., 19 97 at 1:43 o'clock P. M., and duly recorded in Vol. M97
of Deeds on Page 41496

FEE \$35.00

By Bernetha G. Letch, County Clerk
Bridget R. Ross