

80750

WARRANTY DEED

Vol. <sup>14</sup>13 Page 11755

ROBERT A. JOHNSON and LOUISE J. JOHNSON, husband and wife,  
hereinafter called grantor, convey to KIM WARD, all that real  
property situated in Klamath County, State of Oregon, more par-  
ticularly described on Exhibit "A" attached hereto and by reference  
made a part hereof,  
and covenant that grantor is the owner of the above-described  
property free of all encumbrances save and except Reservations  
in Patents and Easements, restrictions and rights of way of record,  
and subject to those encumbrances if any, subsequent to September  
1, 1968, and will warrant and defend the same against all persons  
who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is  
the sum of \$13,000.00.

DATED this 28th day of August, 1973.

Robert A. Johnson  
Robert A. Johnson  
Louise J. Johnson  
Louise J. Johnson

STATE OF OREGON )  
County of Deschutes ) ss.

August 28, 1973.

Personally appeared the above-named ROBERT A. JOHNSON and  
LOUISE J. JOHNSON, and acknowledged the foregoing instrument to be  
their voluntary act. Before me:

Louise Hamby  
Notary Public for Oregon  
My Commission Expires: 10-16-76

WARRANTY DEED

Ref: 15414/1000  
PC 124 304  
13443 6072  
97701

Law Offices  
A. C. Goodrich  
BEND, OREGON 97701

EXHIBIT "A"

DESCRIPTION OF PROPERTY

11756

The following described real property situate in Klamth County, Oregon:

Parcel B: Beginning at the intersection of the Northerly line of Ward Street and the Easterly line of Riverview Street in the Original Town of Crescent; thence Northerly along the Easterly line of Riverview Street 200 feet to the Easterly right of way line of the Klamath Northern Railroad Company; thence 49 feet on a decreasing spiral curve to the right, through an angle of 1°36' along said right of way; thence Southwesterly parallel with and 25 feet from Riverview Street to the Northeast line of Ward Street; thence Northwesterly along Ward Street to the point of beginning, being a portion of the NE 1/4 SW 1/4 Section 30 Township 24 S. R. 9 E.W.M.

Parcel C: Beginning at the intersection of the Southwesterly line of Ward Street and the Southeasterly line of Riverview Street in the Original Town of Crescent; thence Southwesterly along the Southeasterly line of Riverview Street if extended to the South line of the SW 1/4 SW 1/4 of Section 30 Township 24 S. R. 9 E.W.M.; thence East along said Section line to a point that is 25 feet from, and at right angles to Riverview Street extended; thence Northeasterly parallel to an 25 feet Southeasterly from Riverview Street to the Southwesterly line of Ward Street; thence Northwesterly along Ward Street to the point of beginning, being a portion of the NE 1/4 SW 1/4, NW 1/4 SW 1/4 and SW 1/4 SW 1/4 Section 30 Township 24 S.R. 9 E.W.M.

Parcel D: Beginning at a point from which the one-quarter corner between Sections 30 and 31 bears South 88°38' East, 1341.56 feet; thence Westerly along the Section line 50 feet; thence North 14°40' East 431.96 feet to the North and South one-sixteenth line; thence Southerly along the one-sixteenth line to the Westerly line of that property described in Vol. 292, page 24 and 26 of Klamath County Deed Records; thence Southeasterly along said property line to its most Westerly point; thence South 9°12' West 306.84 feet to the point of beginning, being a portion of the S 1/2 SW 1/4 of Section 30 Township 24 S. R. 9 E.W.M.

Parcel G: All that portion of the NW 1/4 NW 1/4 of Section 31 Twp. 24 S.R. 9 E.W.M., lying Southeasterly of the Gilchrist Railroad right of way and Northwesterly of the following described line: Beginning at a point on the West line of Section 31, which point is 200 feet Northwesterly at right angles to the Dalles-California Highway right of way and is the most Westerly point of that property described in Vol. 266, page 12, Klamath County Deed Records; thence Northeasterly parallel to the Dalles-California Highway right of way 100 feet; thence Southeasterly at right angles 200 feet to the West right of way of said highway; thence Northeasterly along said right of way to that property described in Vol. 301, page 517, Klamath County Deed Records; thence Northwesterly at right angles 200 feet; thence Northeasterly at right angles 300 feet; thence Southeasterly at right angles 200 feet to the Dalles-California Highway right of way; thence Northeasterly along said right of way to that property described in Vol. 327, page 105, Klamath County Deed Records; thence Northwesterly at right angles 200 feet; thence Northeasterly at right angles 200 feet; thence Southeasterly at right angles

20 feet; thence Northeasterly at right angles 100 feet; thence Southeasterly at right angles 120 feet; thence Northeasterly at right angles 10 feet; thence Southeasterly at right angles 60 feet; to the Dalles-California Highway right of way; thence Northeasterly along said right of way to that property described in Vol. 266, page 352, Klamath County Deed Records; thence Northeasterly at right angles 180 feet; thence Northeasterly at right angles 200 feet; thence Northeasterly at right angles 120 feet; thence Northeasterly at right angles 100 feet; thence Southeasterly at right angles 300 feet to the Dalles-California Highway right of way; thence Northeasterly along said right of way to that property described in Vol. 230, page 461, Klamath County Deed Records; thence Northeasterly at right angles 150 feet; thence Northeasterly at right angles to the North line of Section 31.

Parcel H: Beginning at a point on the East line of the SW 1/4 NW 1/4 of Section 31 which point lies North along said line 252 feet from the Southeast corner of said SW 1/4 NW 1/4; thence North 60°58' West 1427.23 feet to that property described in Vol. 226, page 39, Klamath County Deed records; thence Northeasterly at right angles 100 feet; thence Northeasterly at right angles 80 feet to the Easterly right of way of the Dalles-California Highway right of way; thence Northeasterly along said right of way to that property described in Vol. 346, page 660, Klamath County Deed Records; thence Southeasterly at right angles to said right of way 200 feet; thence Northeasterly at right angle 300 feet; thence Northeasterly at right angles 20 feet; thence Northeasterly at right angles 280 feet; thence Southeasterly at right angles 20 feet; thence Northeasterly at right angles 100 feet; thence Northeasterly at right angles, 200 feet to the East right of way of the Dalles-California Highway; thence Northeasterly along said Highway right of way to that property described in Vol. 259, page 428, Klamath County Deed Records; thence Southeasterly at right angles 180 feet; thence Northeasterly at right angles 300 feet; thence Northeasterly at right angles 180 feet to said highway right of way; thence Northeasterly along said highway right of way to that property described in Vol. 331, page 162, Klamath County Deed Records; thence Southeasterly at right angles 280 feet; thence Northeasterly at right angles 300 feet; thence Northeasterly at right angles 100 feet; thence Northeasterly at right angles 200 feet; thence Southeasterly at right angles 20 feet; thence Northeasterly at right angles 285 feet to the North line of Section 31; thence Easterly along said Section line to that property described in Vol. 302, page 38, Klamath County Deed Records; thence South 29°02' West 418 feet; thence Easterly parallel to the North line of Section 31 to the East line of the NW 1/4 NW 1/4 of said Section; thence Southerly along the East line of the NW 1/4 NW 1/4 and SW 1/4 NW 1/4 of Section 31 Township 24 S.R. 9 E.W.M. to the point of beginning. EXCEPTING THEREFROM the following parcel deeded to Arthur V. Ellsworth and Etta D. Ellsworth, husband and wife, in Vol. 274, page 468, Klamath County Deed Records as follows: Running 944.08 feet East from the Northwest corner of Section 31 Township 24 South, Range 9 E.W.M., to an iron pipe on the East line of U. S. Highway 97; thence Southerly on said line 1213 feet 7 inches to a point; thence Easterly 270 feet to point of beginning description of this piece of land; thence continuing Easterly at right angles to Highway 97, 310 feet; thence Westerly at right angles to said Highway 200 feet; thence Northerly, parallel to said Highway 310 feet to point of beginning.

Parcel I: SE 1/4 NW 1/4 and SW 1/4 NE 1/4 of Section 31 Township 24 S.R. 9 E.W.M.

Parcel J: Lot 3 in Block 43 of Original Town of Crescent, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Parcel O: NE 1/4 NW 1/4 Section 31 Township 24 South, Range 9 East, Willamette Meridian, saving and excepting that portion of said property lying within the following described property: Running East 944.08 feet from the Northwest corner of Section 31 Township 24 S.R. 9 E.W.M. to an iron pin; thence East 243 feet to Main Street; thence East 60 feet to point of beginning of this description; thence Southwest 418 feet parallel with the Dalles-California Highway; thence East 418 feet; thence Northeast 522-1/2 feet; thence West 418 feet; thence Southwest 104-1/2 feet to the point of beginning.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of A. C. GOODRICH ATTYS  
this 31st day of AUGUST A.D., 1973 at 11:35 o'clock A. M., and duly recorded in  
Vol. M 73 of DEEDS on Page 11755

FEES \$ 6.00

WM. D. MILNE, County Clerk  
By Hazel C. Milne