

16149

A-27030
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WARRANTY DEED

FRANCIS LILLY and LUCILLE LILLY, husband and wife, Grantors, convey and warrant to QUENTIN D. STEELE, Grantee, the following described real property located in Klamath County, State of Oregon, free of all encumbrances except as specifically set forth herein:

A parcel of land being that portion of the W 1/2 NW 1/4 of Section 36, Township 39 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows: Commencing at a 5/8 inch iron pin marking the Northwest corner of said Section 36; thence S. 00° 03' 00" W. along the West line of said Section 36 a distance of 1180.51 feet to the POINT OF BEGINNING for this description; thence leaving said section line, East 86.33 feet to a 1/2 inch iron pin; thence N. 03° 46' 35" E. 80.80 feet to the beginning of a curve to the right; thence along the arc of a 10.17 feet radius curve to the right (delta = 89° 02' 51") 15.80 feet; thence S. 87° 10' 34" E., 122.74 feet to a 1/2 inch iron pin; thence S. 79° 39' 35" E. 206.30 feet to a 1/2 inch iron pin; thence S. 42° 35' 53" E. 179.01 feet to a 1/2 inch iron pin on the southerly right of way line of the U. S. B. R. North Canal, said point being hereinafter referred to as "Point A"; thence Southeasterly along said right of way line to a point where said right of way line intersects the east line of the W 1/2 NW 1/4 of said Section 36; thence leaving said right of way line S. 00° 00' 33" W. along said east line of the W 1/2 NW 1/4 936.75 feet to the Southeast corner of the W 1/2 NW 1/4 of said Section 36; thence N. 89° 53' 07" W. along the South line of said W 1/2 NW 1/4 1328.28 feet to the Southwest corner of said W 1/2 NW 1/4; thence N. 00° 03' 00" E. along the West line of said Section 36 a distance of 1475.49 feet to the POINT OF BEGINNING, containing 40.03 acres, more or less.

TOGETHER WITH:

A NON-EXCLUSIVE ROAD EASEMENT for egress and ingress purposes over the following described parcel: Beginning at a 1/2 inch iron pin, said point being EAST, 86.33 feet from the POINT OF BEGINNING of the above described parcel; thence N. 03° 46' 35" E., 80.80 feet to the beginning of a curve to the right; thence along the arc of a 10.17 feet radius curve to the right (delta = 89° 02' 51") 15.80 feet; thence S. 87° 10' 34" E., 122.74 feet to a 1/2 inch iron pin; thence S. 79° 39' 35" E., 206.30 feet to a 1/2 inch iron pin; thence S. 42° 35' 53" E., 179.01 feet to a 1/2 inch iron pin on the southerly right-of-way line of the U. S. B. R. North Canal, said point being on a curve from which the radius point of said curve bears N. 50° 25' 18" E., 104.60 feet; thence northwesterly along a 104.60 feet radius curve to the right (delta = 33° 08' 34") 60.51 feet to a point

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from which the radius point of said curve bears N. 83° 33' 52" E. 104.60 feet; thence leaving said canal right-of-way line N. 42° 35' 53" W. 129.50 feet; thence N. 79° 39' 35" W. 214.38 feet; thence N. 87° 10' 34" W. 153.63 feet; thence S. 03° 46' 35" W., 111.79 feet; thence east 20.00 feet to the POINT OF BEGINNING for this parcel.

TOGETHER WITH:

A NON-EXCLUSIVE ROAD EASEMENT for a roadway easement 20.00 feet in width for egress and ingress purposes the centerline of which is more particularly described as follows: Commencing at the northwest corner of said Section 36; thence S. 00° 03' 00" W., along the Section line 1180.51 feet; thence east, 76.33 feet to the POINT OF BEGINNING for this easement centerline; thence S. 00° 34' 45" W., 332.43 feet; thence S. 00° 17' 11" E., 1143.25 feet to a point on the south line W 1/2 NW 1/4 of said Section 36, said point being the terminus of this easement centerline.

TOGETHER WITH:

A NON-EXCLUSIVE ROAD EASEMENT for egress and ingress purposes over and across the following described parcel: Beginning at 1/2 inch iron pin on the southerly right-of-way line of the U. S. B. R. North Canal, said point referred to above as "Point A"; thence leaving said canal right-of-way line N. 42° 35' 53" W. 62.43 feet; thence southeasterly parallel to, but 20.00 feet southerly of the southerly right-of-way line of said canal to a point from which "Point A" bears N. 57° 38' 55" W. 370.26 feet; thence N. 12° 27' 51" E., 20.00 feet to a point on said canal, right-of-way line; thence northwesterly along said canal right-of-way line to "Point A", the POINT OF BEGINNING.

SUBJECT TO:

1. Reservations, restrictions, rights of way, easements of record and those apparent on the land;
2. The assessment roll and the tax roll disclose that the within described premises were specially assessed as farm land. If the land has become or becomes disqualified for the special assessment under the statute, an additional tax may be levied for the years since October 5, 1968, in which the land was subject to the special land use assessment.
3. Acreage and use limitations under provisions of United States Statutes and regulations issued thereunder.
4. Liens and assessments of Langell Valley Irrigation District, and regulations, easements, contracts, water, and irrigation rights in connection therewith.
5. Any unpaid charges or assessments of Langell Valley Irrigation District.
6. No liability is assumed if a financing statement is filed in the office of the County Clerk covering growing crops or fixtures wherein the land is described other than by metes and bounds, the rectangular survey system or by recorded lot and block

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The true and actual consideration paid for this conveyance is \$42,000.00.

WITNESS Grantors' hands this 9th day of July, 1976.

Francis Lilly
Lucille Lilly

STATE OF OREGON)
) ss.
County of Klamath)

Personally appeared FRANCIS LILLY and LUCILLE LILLY, husband and wife, and acknowledged the foregoing instrument to be his voluntary act and deed.

BEFORE ME:

Susan Kay Way
Susan Kay Way
Notary Public for Oregon
My commission expires 6/6/1977

STATE OF OREGON,
County of Klamath
Filed for record at request of

Unless a change is requested all tax statements shall be sent to

Department of Veteran's Affairs
1225 Ferry Street, S. E.
Salem, Oregon 97310

AFTER RECORDING RETURN TO:

Mr. Quentin D. Steele
Fourth & Pine Streets
Klamath Falls, Oregon 97601

WARRANTY DEED, PAGE THREE.

on this 12 day of July A.D. 19 76
at 10:43 A.M. o'clock A M, and duly
recorded in Vol. M-76 of Deeds
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Wm D. MILNE, County Clerk
By [Signature] Deputy

Fee \$9.00