

27775

5830

WARRANTY DEED

GEORGE A. LAMBDIN and JOANNE G. LAMBDIN, husband and wife, Grantors, warrant and convey to LLOYD W. CASSELMAN and EVELYN B. CASSELMAN, husband and wife, Grantees, the following described real property situate in Klamath County, Oregon, free of all encumbrances, except as specifically set forth herein:

A parcel of land situated in the NE $\frac{1}{4}$ of Section 6, Township 36 South, Range 13 E.W.M., being more particularly described as follows: Commencing at a 5/8 inch iron pin marking the Southwest corner of said Northeast quarter of Section 6; thence N. 00 degrees 00'11" W. along the Westerly line of said Northeast quarter, 708.00 feet to a 1/2 inch iron pin marking the point of beginning for this description; thence continuing N. 00 degrees 00'11" W. along said Westerly line, 907.31 feet to a 1/2 inch iron pin; thence leaving said Westerly line East 505.21 feet; thence S. 20 degrees 24'00" W. 968.02 feet; thence West 167.74 feet to the point of beginning;

SUBJECT TO: An easement 30.00 feet in width for ingress and egress for use in common with others on that portion of the above-described property that abuts on the easement, the centerline of which is "Exhibit A" attached hereto;

TOGETHER WITH: An Easement 60.00 feet in width for roadway purposes over that property, the centerline of which is described in "Exhibit A" attached hereto;

AND FURTHER SUBJECT TO the matters set forth on Exhibit "B" attached hereto,

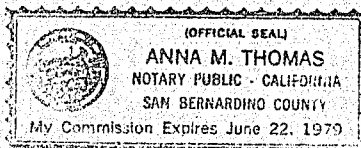
and covenant that grantors are the owners of the above-described property, free of all encumbrances, except as set forth above and those set forth on Exhibit "B" attached hereto, and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is Seven Thousand (\$7000.00) DOLLARS.

Dated this 16th day of March, 1977.

Until a change is requested, all tax statements shall be mailed to the following address:

5711 Arden Ave
Highland, Ca. 92346



STATE OF CALIFORNIA)

County of San Bernardino SS March 22, 1977=

Personally appeared George A. Lambdin and Joanne G. Lambdin, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed. Before Me:

Anna M. Thomas
Notary Public for California
My Commission expires:

WILLIAM P. BRANDSNESS
ATTORNEY AT LAW
411 PINE STREET
KLAMATH FALLS, OREGON 97601

EXHIBIT "A"

An easement 60.00 feet in width for roadway purposes, the centerline of which is more particularly described in the following parts:

Part I

Commencing at the northeast corner of Section 6, T. 36 S., R. 13 E.W.M., Klamath County, Oregon; thence S. 89 degrees 55'50" W. along the north line of said Section 6, 328.33 feet to the POINT OF BEGINNING for this part of this description; thence leaving said north section line S. 20 degrees 24'00" W., 788.62 feet; thence S. 24 degrees 55'02" E., 181.39 feet to the beginning of a curve to the right; thence along the arc of a 51.05 foot radius curve to the right (delta = 114 degrees 55'02"; long ch ord = S. 32 degrees 32'29" W., 86.07 feet) 102.38 feet to the end of curve; thence West 118.29 feet; thence S. 20 degrees 24'00" W., 1286.89 feet; thence West 699.25 feet; thence N. 69 degrees 45'49" W., 599.61 feet; thence N. 20 degrees 24'00" E., 2105.45 feet to said north line of Section 6, the terminus of this part of this description.

Part II

Commencing at the northeast corner of said Section 6; thence S. 00 degrees 45'25" W. along the east line of said Section 6, 616.71 feet to the POINT OF BEGINNING for this part of this description; thence leaving said east section line West, 517.35 feet to the terminus of this part of this description.

Part III

Commencing at the southeast corner of the northeast quarter of said Section 6; thence N. 00 degrees 45'25" E. along the east line of said Section 6, 384.84 feet; thence leaving said east section line N. 76 degrees 44'08" W., 495.47 feet to the POINT OF BEGINNING for this part of this description; thence WEST 595.36 feet to the terminus for this part of this description.

Part IV

Commencing at the southeast corner of the NE $\frac{1}{4}$ of said Section 6; thence N. 00 degrees 45'25" E. along the east line of said Section 6, 894.84 feet; thence leaving said east section line West 435.00 feet to the POINT OF BEGINNING for this part of this description; thence continuing West 501.98 feet to the terminus of this part of this description.

Part V

Commencing at the northwest corner of the NE $\frac{1}{4}$ of said Section 6; thence S. 00 degrees 00'11" E. along the west line of said northeast quarter, 550.00 feet; thence leaving said west quarter section line East, 400.03 feet to the POINT OF BEGINNING for this part of this description; thence continuing East 264.73 feet to the terminus of this part of this description.

WILLIAM P. BRANDNESS
ATTORNEY AT LAW
411 PINE STREET
KLAMATH FALLS, OREGON 97601

SUBJECT TO:

Easements and rights of way of record and those apparent on the land; Road, power and telephone easements as shown on the partition map on file in the records of Klamath County, Oregon; rights of the public in and to any portion of the herein described premises lying within the limits of any roads or highways; and to Reservations and Restrictions of record, and to the following building and use restrictions which grantee assumes and agrees to fully observe and comply with, to-wit:

1. That no person shall ever suffer or permit any unlawful, unsightly or offensive use to be made of said premises, nor will any person suffer or permit anything to be done thereon which may be or become a nuisance or annoyance to the neighborhood;
2. That no tree larger than 4 inches in diameter 24 inches above the ground may be cut, except to clear the land for a permanent structure or driveway.
3. That garbage must be disposed of in a sanitary manner, and burning must be done in a barrel with a cover $\frac{1}{2}$ inch wire mesh screen, and further, all owners must comply with the fire protective governing body in that area.
4. That lot owners may permit guests to camp or pitch tents on their lots for a period of not more than 90 days at any one time; provided, however, that such camping shall be done in a good and workmanlike manner.
5. That no temporary housing shall be permitted on any lot, except during the period of construction of a permanent residence, which the exteriors of the residence or any other permanent building is required to be completed within a period of two years after said construction is started, and in no event shall same be permitted for a period in excess of two years; provided, however, a mobile home may be used as a permanent dwelling on the premises.
6. It is understood by all owners that the subject property is zoned, S P I, and that they are required to comply with all restrictions as set out in this zone under the Klamath County Zoning Ordinance.

Return to:

Lloyd W. Casselman
5711 Arden Drive
Highland, CA 92346

STATE OF OREGON; COUNTY OF KLAMATH; ss.

led for record at request of KLAMATH COUNTY TITLE CO.

this 7th day of APRIL A.D. 1977, at 2:49 o'clock PM., and

duly recorded in Vol. M 77, of DEEDS on Page 5830

WILLIAM P. BRANDSNESS
ATTORNEY AT LAW
411 PINE STREET
KLAMATH FALLS, OREGON 97601

FEE \$ 9.00

Wm D. MILNE, County Clerk

[Signature]