

Until a change is requested, all tax statements shall be sent to the following address: Sol Richard Krueger, 1045 Homestead Ave.

Walnut Creek, California 94598

15778

WARRANTY DEED Vol. 77 Page 2377

KNOW ALL MEN BY THESE PRESENTS, That RICHARD CLAUSON, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by SOL RICHARD KRUEGER, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee, his heirs and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

A parcel of land situated in the SW $\frac{1}{4}$ SW $\frac{1}{4}$  of Section 5, Township 39 South, Range 9 East of the Willamette Meridian, described as follows:

Beginning at a point on the East line of said SW $\frac{1}{4}$ SW $\frac{1}{4}$  which bears South 0° 18' East a distance of 572 feet from the Northeast corner of said SW $\frac{1}{4}$ SW $\frac{1}{4}$ ; thence South 89° 42' West a distance of 200.0 feet; thence South 0° 18' East a distance of 185.24 feet to a point; thence North 89° 42' East to a point on the East line of said SW $\frac{1}{4}$ SW $\frac{1}{4}$ ; thence North 0° 18' West along said East line to the point of beginning. EXCEPTING THEREFROM portion conveyed to State of Oregon by deed recorded December 18, 1967, in Volume M67, page 9771 and portion conveyed to Oregon Fish and Game Council, Inc., by deed recorded June 1, 1971, Volume M71, page 5206, Deed Records of Klamath County, Oregon.

ALSO beginning at a point on the East line of said SW $\frac{1}{4}$ SW $\frac{1}{4}$  of Section 5, Township 39 South, Range 9 East of the Willamette Meridian, which bears South 0° 18' East a distance of 362.0 feet from the Northeast corner of said SW $\frac{1}{4}$ SW $\frac{1}{4}$ ; thence South 89° 42' West a distance of 200 feet; thence South 0° 18' East a distance of 150 feet; thence North 89° 42' East a distance of 200 feet to the East line of said SW $\frac{1}{4}$ SW $\frac{1}{4}$ ; thence North 0° 18' East along said East line a distance of 150 feet to the point of beginning. EXCEPTING THEREFROM portion conveyed to State of Oregon by Deed Volume M67, Page 9771, AND RESERVING a strip 60 feet wide along the East side of the above-described property for public road purposes.

SUBJECT TO the following easements which easements benefit the property described as:

A parcel of land situate in the SW $\frac{1}{4}$ SW $\frac{1}{4}$  of Section 5, Twp. 39 S., R. 9 E.W.M., described as follows:

Beginning at a point on the East line of said SW $\frac{1}{4}$ SW $\frac{1}{4}$  which bears South 0° 18' East a distance of 1105.2 feet from the Northeast corner of said SW $\frac{1}{4}$ SW $\frac{1}{4}$ , said point being the Southeast corner of tract described as Parcel 1 in Deed recorded July 19, 1968, in Vol. M68, page 6547, Deed Records of Klamath County, Oregon; thence South 89° 42' West along the South line of said parcel a distance of 25.0 feet to the True Point of Beginning of this description; thence continuing South 89° 42' West a distance of 175.0 feet to the Southwest corner of said parcel; thence North 0° 18' West along the West line of said parcel, a distance of 130.0 feet to a point; thence North 89° 42' East a distance of 175.0 feet to a point; thence South 0° 18' East a distance of 130.0 feet to the point of beginning.

said property presently owned by Isabel H. Clauson:

(1) An easement twenty (20) feet in width along the existing road for driveway purposes for ingress and egress to the beneficial property herein.