

36983

A 28436

-WARRANTY DEED-

PHYLLIS I. CHRISTENSEN and JOANNE G. MELVIN, Grantors,
convey and warrant to ARTHUR I. RASTALL and PHYLLIS I. RASTALL,
husband and wife, Grantees, the following described real property
situate in Klamath County, Oregon, free of all encumbrances, except
as specifically set forth herein:

PARCEL 1: A parcel of land situated in the NE $\frac{1}{4}$ Section 6, Twp. 36S., R 13 EWM, Klamath County, Oregon, being more particularly described as follows: Beginning at a 1 $\frac{1}{2}$ inch iron pipe with brass cap marking the Northeast corner of said Section 6; thence S00°45'25" W along the Easterly line of said Section 6, 616.71 feet to the POINT OF BEGINNING for this description; thence continuing S 00°45'25" W along said section line, 360.00 feet to a 1/2 inch iron pin; thence leaving said section line, West 678.48 feet; thence N 20°24'00"E, 384.06 feet; thence East 549.36 feet to the point of beginning containing 5.07 acres more or less.

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.

PARCEL 2: A parcel of land situated in Section 6, T36S, R 13 EWM, Klamath County, Oregon being more particularly described as follows: Commencing at the Northeast corner of said Section 6; thence S89°55'50" W along the Northerly line of said Section 6, 328.33 feet to the POINT OF BEGINNING, for this description; thence continuing S89°55'50" W along said Northerly section line, 699.57 feet; thence leaving said Northerly section line S 20°24'00" W, 211.66 feet; thence S 69°36'00" E, 655.40 feet; thence N20°24'00" E 456.31 feet to the point of beginning containing 5.03 acres more or less.

TOGETHER WITH an easement 60.00 feet in width for roadway purposes that property the centerline of which is described in "Exhibit A" attached.

and covenant that grantor is the owner of the above-described property free of all encumbrances, except reservations, restrictions, easements and rights of way of record and those apparent upon the land; also subject to easements and restrictions set forth in "Exhibit B" attached hereto; also subject to a powerline 300 feet in width along the Easterly boundary line of the above-described parcel 2 of Lot 15; 1977-78 taxes are now a lien but not yet payable; 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 Four Thousand Five Hundred and No/100ths (\$4,500.00) DOLLARS.

Until a change is requested, all tax statements shall be mailed to: PO Box 21, Ilwaco, Ca 92397.

*Return to same as above
Arthur I. Rastall*

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

1. WARRANTY DEED

19172

DATED this 19 day of September, 1977.

STATE OF CALIFORNIA

County of San Bernardino

ss.

Phyllis I. Christensen
Joanne G. Melvin

, 1977.

Personally appeared the above-named PHYLLIS I. CHRISTENSEN and JOANNE G. MELVIN, and acknowledged the foregoing instrument to be their voluntary act. Before me:

Notary Public for California
My Commission expires: _____TO 447 C
(Individual)

STATE OF CALIFORNIA

COUNTY OF San Bernardino

ss.

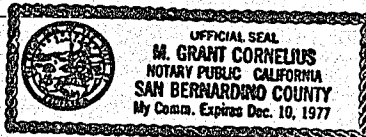
On September 19, 1977 before me, the undersigned, a Notary Public in and for said State, personally appeared Joanne G. Melvinto be the person whose name _____ subscribed to the within instrument and acknowledged that she executed the same.

WITNESS my hand and official seal.

Signature

M. Grant Cornelius

Name (Typed or Printed)



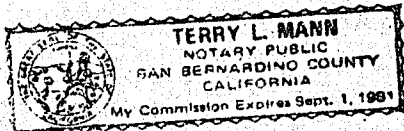
STATE OF CALIFORNIA

COUNTY OF San Bernardino

ss.

On October 3, 1977 before me, the undersigned, a Notary Public in and for said County and State, personally appeared Phyllis I. Christensen_____, known to me to be the person whose name is subscribed to the within instrument and acknowledged that she executed the same.Terry L. Mann

FOR NOTARY SEAL OR STAMP

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

2. WARRANTY DEED

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. 15 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 chord = 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., 500.01 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, 327.33 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 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 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.

EXHIBIT "B"

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 1, and that they are required to comply with all restrictions as set out in this zone under the Klamath County Zoning Ordinance.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of KLAMATH COUNTY TITLE CO

this 7th day of OCTOBER A. D. 1977 at 3:04 o'clock P.M., and

fully recorded in Vol. M77, of DEEDS on Page 19171

FEE \$ 12.00

Wm D. MILNE, County Clerk

By Bernitha L. Letch