

## -WARRANTY DEED-

A-2843

PHYLLIS I. CHRISTENSEN and JOANNE G. MELVIN, Grantors, convey and warrant to GEORGE A. LAMBDIN and JOANNE LAMBDIN, 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 ONE: A parcel of land situated in Section 6, Township 36 South, Range 13, East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows: Commencing at the Southwest corner of the Northeast quarter of said Section 6; thence N 89°57'08" E. along the Southerly line of said Northeast quarter, 704.38 feet to the point of beginning for this description; thence continuing N. 89°57'08" E. along said Southerly quarter section line, 461.01 feet; thence leaving said Southerly quarter section line North 499.63 feet; thence West 435.09 feet; thence S. 02°58'02" W 500.69 feet to the point of beginning, containing 5.14 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".

PARCEL TWO: A parcel of land situated in the NE¼ of Section 6, Township 36 South, Range 13, East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows: Beginning at a 1½" iron pipe with brass cap marking the Southeast corner of said NE¼ of Section 6; thence N. 0°45'25" E. a distance of 384.84 feet to a 1/2" iron pin; thence N. 76°44'08" W. a distance of 495.47 feet to a 1/2" iron pin; thence West a distance of 451.54 feet to a 1/2" iron pin; thence South a distance of 499.27 feet to a 1/2" iron pin on the South line of said NE¼ of Section 6; thence N. 89°57'08" E., along said South line, a distance of 928.7 feet, more or less, to the point of beginning; said parcel containing 10.04 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"

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; 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.

Until a change is requested, all tax statements shall be mailed to: George A + Joanne Lambdin Star Rt. 92374, Box 90

The true and actual consideration for this transfer is Four Thousand Five Hundred and No/100ths (\$4,500.00) DOLLARS.

Return to same as above

**WILLIAM P. BRANDSNESS**

ATTORNEY AT LAW

411 PINE STREET

KLAMATH FALLS, OREGON 97601

1. WARRANTY DEED



19176

DATED this 1 day of October, 1977.

Joanne G. Melvin  
Phyllis I. Christensen

STATE OF CALIFORNIA }  
County of \_\_\_\_\_ } ss.  
\_\_\_\_\_, 1977.

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

Notary Public for Oregon  
My Commission expires: \_\_\_\_\_

TO 447 C  
(Individual)

STATE OF CALIFORNIA }  
COUNTY OF San Bernardino } ss.

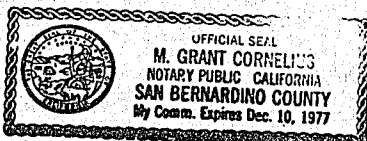
On September 17, 1977 before me, the undersigned, a Notary Public in and for said State, personally appeared Joanne G Melvin

\_\_\_\_\_, known to me  
to 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)



(This area for official notarial seal)

STATE OF CALIFORNIA }  
COUNTY OF San Bernardino } ss.

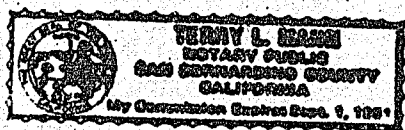
On Sept. 19, 1977 before me,  
the undersigned, a Notary Public in and for said County and State,  
personally appeared Phyllis I. Christensen

\_\_\_\_\_, known to me  
to be the person \_\_\_\_\_ whose name is subscribed to the  
within instrument and acknowledged that she executed the  
same.

Larry L. Mann



FOR NOTARY SEAL OR STAMP





## 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., 599.11 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, 577.35 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 475.00 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.



## 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 I, 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  
duly recorded in Vol. M 77, of DEEDS on Page 19175

FEE \$ 12.00

Wm D. MILNE, County Clerk

By Permethor J. Litch

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