

42104

FORM No. 714—WARRANTY DEED (Individual or Corporate). (Grantees as Tenants by Entirety).

STEVENS-NESS LAW PUBLISHING CO., PORTLAND, OR. 97204

1-1-74

WARRANTY DEED—TENANTS BY ENTIRETY

Vol. 78 Page 1393

A 1023036

KNOW ALL MEN BY THESE PRESENTS, That
ARTHUR I. RASTALL and PHYLLIS I. RASTALL

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by
GEORGE A. LAMBDIN & JOANNE LAMBDIN, husband and wife, hereinafter called the grantees, does
hereby grant, bargain, sell and convey unto the grantees, as tenants by the entirety, the heirs of the survivor and their
assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or ap-
pertaining, situated in the County of KLAMATH, State of Oregon, described as follows, to-wit:

A parcel of land situated in the NE¹/₄ of Section 6,
Township 36 South, Range 13, EWM, described as follows:
Beginning at a point which bears S.00°45'25" W. a distance
of 616.71 feet and West a distance of 150.0 feet from the
brass cap monument marking the Northeast corner of said
Section 6; thence continuing West a distance of 150.0 feet
to a point; thence S 00°45'25" W. a distance of 360.0 feet
to a point; thence East a distance of 150.0 feet, to a point;
thence N. 00°45'25"E. a distance of 360.0 feet, more or
less; to the point of beginning. (#2 in Lot 17) Subject to
road easement over and cross North 30 feet of said parcel: (continued on

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

reverse)

To Have and to Hold the above described and granted premises unto the said grantees, as tenants by the en-
tirety, their heirs and assigns forever.

And grantor hereby covenants to and with grantees and the heirs of the survivor and their assigns, that grantor
is lawfully seized in fee simple of the above granted premises, free from all encumbrances, except reser-
vations, restrictions, easements and rights of way of record and those
apparent upon the land; also subject to restrictions set forth in Exh B and that

grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims
and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$3,000.00

However, the actual consideration consists of or includes other property or value given or promised which is
the whole consideration (indicate which) (The sentence between the symbols @, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed and where the context so requires, the singular includes the plural and all grammatical
changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 20 day of January, 1978.
if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by

STATE OF CALIFORNIA
COUNTY OF SAN BERNARDINO } SS.
On JAN 20, 1978

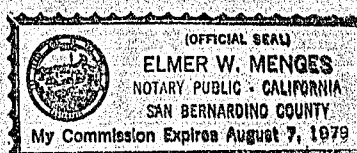
before me,
the undersigned, a Notary Public in and for said County and State,
personally appeared ARTHUR I. RASTALL
AND PHYLLIS I. RASTALL

known to me
to be the person S whose names S subscribed to the
within instrument and acknowledged that THEY executed the
same.

Elmer W. Menges

ELMER W. MENGES
Name (Typed or Printed)
Notary Public in and for said County and State

FOR NOTARY SEAL OR STAMP



My commission expires

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

George A. Lambdin
PO Box 21
Wrightwood, Ca 92397

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

Same

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

County of

I certify that the within instru-
ment was received for record on the
day of 19
at 9 o'clock M., and recorded
in book on page or as
file/reel number
Record of Deeds of said county.
Witness my hand and seal of
County affixed.

Recording Officer

By Deputy

688.1

A parcel of land situated in the NE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 6, Township 36 S., Range 13, E.W.M. described as follows:

Beginning at the Brass Cap Monument marking the Northeast corner of said Section 6; thence S.0°45'25"W. along the East line of said section 6 a distance of 200.0 feet to a point; thence West a distance of 400.0 feet more or less, to the centerline of a 60 feet road easement; thence N.20°24'E. along said centerline a distance of 214.82 feet, more or less, to a point on the North line of said Section 6; thence N. 89°55'50"E. along said North line. A distance of 328.33 feet to the point of beginning. (#1 of Lot 16)

A parcel of land situated in the NE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 6, Township 36 S., Range 13, E.W.M. described as follows:

Beginning at a point which bears S.0°45'25" W. a distance of 616.71 feet from the Brass cap monument marking the Northeast corner of said Section 6; thence West a distance of 200.0 feet to a point; thence N.0°45'25"E. A distance of 416.71 feet to a point; thence East a distance of 200.0 feet, more or less, to a point on the East line of said section 6; thence S.0°45'25"W. along said East line a distance of 416.71, feet to the point of beginning. (#3 of Lot 16)

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

EXHIBIT "A"

1395

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