

44393

-WARRANTY DEED-

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4526

BONNIE LOU BROWNELL and BETTY JEAN WYSS, Grantors, convey to ARTHUR I. RASTALL and PHYLLIS I. RASTALL, husband and wife, Grantees, all that real property situate in the County of Klamath, State of Oregon, described as:

A parcel of land situated in the NE 1/4 of Section 6, T. 36 South R13 E.W.M., being more particularly described as follows: Beginning at a 1 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; thence leaving said Section line West, 549.36 feet; thence N. 20°24'00" E, 657.49 feet to a 1/2 inch iron pin on the Northerly line of said Section 6; thence N 89°55'50" E. along said Northerly section line, 328.33 feet to the point of beginning.

SUBJECT TO: An easement 30 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 feet in width for roadway purposes over that property the centerline of which is described in "Exhibit A. Attached hereto. ALSO, Easements as shown on "Exhibit B. attached hereto.

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; and will warrant and derend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is One Thousand Two Hundred Thirty Six & 57/100ths (\$1,236.57) DOLLARS.

Until a change is requested, all tax statements shall be mailed to the following address: P.O. Box 21 Wrightwood, Ca.

DATED this 8th day of January, 1976.

Bonnie Lou Brownell  
Betty Jean Wyss

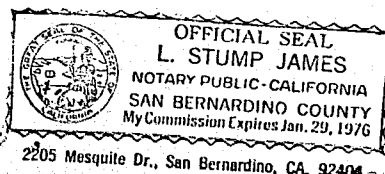
STATE OF CALIFORNIA )

County of SAN BERNARDINO )

ss. JAN. 8, 1976.

Personally appeared the above-named BONNIE LOU BROWNELL and BETTY JEAN WYSS, and acknowledged the foregoing instrument to be their voluntary Act. Before me:

L. Stump James  
Notary Public for ~~Oregon~~ CALIFORNIA  
My Commission expires: 1/29/76



Return to  
WILLIAM P. BRANDSNESS  
ATTORNEY AT LAW  
411 PINE STREET  
LAMATH 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, T36S, R13E, W. M. Klamath County, Oregon; thence S89°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 S20°24'00"W, 788.62 feet; thence S24°55'02"E, 181.39 feet to the beginning of a curve to the right; thence along the arc of a 51.05 feet radius curve to the right (delta = 114°55'02"; long chord = S32°32'29"W, 86.07 feet) 102.38 feet to the end of curve; thence WEST, 118.29 feet; thence S20°24'00"W, 1286.89 feet; thence WEST, 699.25 feet; thence N69°45'49"W, 599.61 feet; thence N20°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 S00°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 N00°45'25"E along the east line of said Section 6, 384.84 feet; thence leaving said east section line N76°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 northeast quarter of said Section 6; thence N00°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 northeast quarter of said Section 6; thence S00°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 Records of Klamath County, Oregon; Reservations and Restrictions of Record; and to the following building and use restrictions which Vendee 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 of 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 campmanlike 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 permanent dwellings on the premises.
6. It is understood by all owners that the subject property is zoned, S P 1, and 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.

I hereby certify that the within instrument was received and filed for record on the 9th day of March A.D., 19 78 at 3:40 o'clock P M., and duly recorded in Vol. M78 of Deeds on Page 4526.

FEE \$9.00

WM. D. MILNE, County Clerk

By Bernetha H. Helstch Deputy