

A-28823

54273

Unless a change is requested, all
tax statements shall be sent to
Grantees at the following address:

447 N.E. Greenwood
Bend, Oregon

Vol. 1178 Page 19263WARRANTY DEED

ROUND LAKE ESTATES LTD, a California limited partnership, Grantor, conveys and warrants to PATRICK J. OLIVER, Grantee, the following described real property free of encumbrances except as specifically set forth herein:

PARCEL 1:

N1/2N1/2E1/2SW1/4, N1/2N1/2SE1/4, S1/2SE1/4 and S1/2SW1/4 of Section 7 all in Township 39 South, Range 8 East of the Willamette Meridian, State of Oregon, EXCEPTING THEREFROM the following:

Parts of Lot 3 in the SW1/4 and the SE1/4SW1/4 of Section 7, Township 39 South, Range 8 East of the Willamette Meridian, more particularly described as: Beginning at the Southwest Section corner of said Section 7; thence North along the West line of said section, a distance of 1091.7 feet to a 1 1/4 inch iron pipe 30 inches long; thence South 46°30' East, a distance of 425.0 feet to a 1 1/4 inch iron pipe 30 inches long; thence South 73°30' East, a distance of 831.0 feet to a 1 1/4 inch iron pipe 30 inches long; thence North 88° East, a distance of 691.7 feet to a 1 1/4 inch iron pipe 30 inches long; thence South 83°30' East, a distance of 367.2 feet to a 1 1/4 inch iron pipe 30 inches long; thence South 8°30' East, a distance of 90.8 feet to a 1 1/4 inch iron pipe 30 inches long; thence South 30°30' East, a distance of 67.7 feet to a 3/4 inch iron pipe 36 inches long; thence South 54°30' East, a distance of 140.0 feet to a 1 1/4 inch iron pipe 30 inches long; thence North 81° East, a distance of 80.8 feet to a 3/4 inch iron pipe 40 inches long; thence South 72°30' East, a distance of 101.40 feet to a 1 1/4 inch iron pipe 30 inches long; thence North 77°30' East, a distance of 147.8 feet, more or less, to a 1 1/4 inch iron pipe 30 inches long, located at the East line of the SE1/4SW1/4 of said section; thence South along the East line of the SE1/4SW1/4 of said section, a distance of 365.0 feet, more or less, to the quarter corner on the South line of said Section 7; thence West along the South line of said section, a distance of 2640.0 feet,

GRAY, FANCHER, HOLMES & HURLEY
ATTORNEYS AT LAW

1044 N.W. BOND STREET
BEND, OREGON 97701

WARRANTY DEED

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more or less, to the point of beginning.

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Parts of the S1/2SE1/4 of Section 7, Township 39 South, Range 8 East of the Willamette Meridian, more particularly described as:

Beginning at the Southeast Section corner of said Section 7, thence West along the South line of said Section, a distance of 540 feet; thence North, a distance of 150 feet; thence West, a distance of 200 feet; thence South, a distance of 150 feet; thence East along the South line of said Section, a distance of 200 feet, to the true point of beginning.

PARCEL 2:

A parcel of land situated in Section 7, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows: Beginning at the southeast corner of said parcel from which the southeast corner of the North half of said Section 7, bears S 43°53'53" E, 1866.65 feet; thence S 89°48'22" W, 820.00 feet; thence N 00° 11'38" W, 810.00 feet; thence N 89°48'22" E, 820.00 feet; thence S 00°11'38" E, 810.00 feet to the point of beginning containing 15.25 acres, more or less.

PARCEL 3:

A road easement for ingress and egress, 30.00 feet in width lying 15.00 feet on either side of the following described property centerline: Beginning at a point on the south line of the North half of said Section 7 from which the southeast corner of said North half of Section 7 bears S 89°55'26" E along said south line, 1657.00 feet; thence N 00°04'34" E, 111.55 feet; thence N 13°40'47" E 1114.75 feet; thence N 22°41'59" E, 160.48 feet to a point on the south line of the above described parcel from which the southeast corner of the above described parcel bears N 89°48'22" E, 37.00 feet.

The true consideration for this transfer is \$840,000.00.

DATED This 25th day of August, 1978.

ROUND LAKES ESTATES, LTD

By [Signature]

Partner

STATE OF OREGON, County of Deschutes: ss.

The foregoing instrument was acknowledged before me this 25th 1978 by Robert L. [Signature] partner (or agent) on behalf of ROUND LAKE ESTATES LTD, a partnership.

Return
Bend Title
1044 N.W. Bond
Bend, Oregon
97701

NOTARY PUBLIC FOR OREGON
GRAY, FANCHER, HOLMES & WURLEY
ATTORNEYS AT LAW
1044 N.W. BOND STREET
BEND, OREGON 97701
Commission Expires: _____

WARRANTY DEED
STATE OF OREGON; COUNTY OF KLAMATH; ss.

I hereby certify that the within instrument was received and filed for record on the 30th day of August A.D., 19 78 at 4:12 o'clock P M., and duly recorded in Vol. 1176 of Deeds on Page 19263.

FEE \$6.00

WM. D. MILNE, County Clerk
By [Signature] Deputy