

60239

STATUTORY SPECIAL WARRANTY DEED

Vol. 1778 Page 26772

ESTHER K. WAYNE, formerly ESTHER K. GUDDAT, Grantor, conveys and specially warrants to the FIRST BAPTIST CHURCH OF CRESCENT, Grantee, the following described real property, free of encumbrances created or suffered by the grantor except as are specifically set forth herein:

A portion of Section Thirty (30), Township Twenty-four (24) South, Range Nine (9) E.W.M., containing .43 acres more or less, described as follows:

Beginning at the intersection of the U.S. Forest tract in Crescent, Oregon, and the southeasterly line of Main Street; thence southwesterly along said southeasterly line of Main Street 103 feet; thence at right angles to southeasterly line of Main Street 90 feet to the point of beginning; thence continuing southeasterly at right angles to Main Street 210 feet; thence northeasterly parallel to Main Street 88 feet; thence northwesterly at right angles to Main Street 210 feet; thence southwesterly parallel to Main Street 88 feet more or less to the point of beginning, all in Klamath County, Oregon,

TOGETHER WITH:

A non-exclusive easement for ingress and egress for so long a period as this particular purchaser shall own and use the lands above-described across the southeast corner of the following described real property, corner measuring 10 feet North along the boundaries from the SE corner, 10 feet West along south boundary from the SE corner, and the triangle being completed by the hypotenuse. Said lands subject to this easement are described as follows:

From a starting point commencing on the southeasterly boundary of Main Street, extended, 15 feet southwesterly from the intersection of the southerly boundary of the N $\frac{1}{2}$ NW $\frac{1}{4}$ SE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 30, Twp. 24 S., R 9 EWM (said southerly boundary being also the southerly boundary line of the Ranger Station in Crescent, Oregon) and the said southeasterly boundary of Main Street, extended; thence southeasterly and at right angles with said Main Street, extended, a distance of 90 feet; thence southwesterly parallel with said Main Street, extended, a distance of 88 feet; thence northwesterly and at right angles with said Main Street, extended, a distance of 90 feet, to the southeasterly boundary of said Main Street, extended, thence northeasterly along the southeasterly boundary of said Main Street, extended, a distance of 88 feet more or less to the point of beginning; all said premises being in the SE $\frac{1}{4}$ SW $\frac{1}{4}$, Section 30, Twp. 24 S., R 9 E.W.M., Klamath County, Oregon.

SUBJECT TO AND EXCEPTING:

Easements, conditions, and restrictions of record, any and all that a title search would disclose, and subject to any and all real estate taxes that are unpaid, in any, plus interest, if any.

1-Statutory Special Warranty Deed
Wayne to First Baptist Church of Crescent

CRAIG C. COYNER
ATTORNEY AT LAW
1130 N.W. WALL STREET
BEND OREGON 97701

28772
The true and actual consideration for this conveyance is \$3,000.00.

Until a change is requested, all tax statements are to be sent to the following address:

Dated this 20th day of December, 1978.

Esther K. Wayne
Esther K. Wayne

STATE OF OREGON }
County of Deschutes } ss.

December 20, 1978.

Personally appeared the above-named ESTHER K. WAYNE and acknowledged the foregoing instrument to be her voluntary act and deed.

Before me:

Ret:
Esther K. Wayne
P.O. Box 193
Crescent, Or. 97733

Jean F. Dwyer
Notary Public for Oregon
My Commission expires: 8-12-80

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at Crescent City

this 28th day of December A. D. 1978 at 8:51 o'clock A.M., and
fully recorded in Vol. M-78, of Deeds on Page 28772

Fee \$6.00

Wm D. MILNE, County Clerk

By Jacqueline J. Mettler

2-Statutory Special Warranty Deed
Wayne to First Baptist Church of Crescent

CRAIG C. COYNER
ATTORNEY AT LAW
830 N.W. WALL STREET
BEND, OREGON 97701