

1-1-74

38-17407-S COP 62421

WARRANTY DEED

Vol. 179 Page 3340



KNOW ALL MEN BY THESE PRESENTS, That John M. Schoonover and Arba F. Schoonover, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Lawrence Lee Marsh and Karla M. Marsh, husband and wife, and Ruth H. Ike, hereinafter called the grantee, does hereby, grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

a parcel of land situated in Section 14, Township 34 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows: Beginning at a 5/8" iron pin marking the Southwest corner of the NE 1/4 NW 1/4 of said Section 14; thence from said point of beginning North 00° 10' 16" East along the West line of the said NE 1/4 NW 1/4 391.19 feet to a 5/8" iron pin; thence South 89° 54' 02" East 1097.61 feet to a 5/8" iron pin; thence South 79° 58' 00" East 1097.61 feet to a 5/8" iron pin; thence South 79° 58' 00" East 1097.61 feet to a 5/8" iron pin; thence North 00° 10' 16" East along the West line of the said NE 1/4 NW 1/4 409.98 feet to a 5/8" iron pin marking the point of beginning.

TOGETHER WITH the following Exhibits: A, B, F & G.

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever. And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except as noted of record as of the date of this deed and those apparent upon the land, if any, as of the date of this deed.

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 \$ 10000.00. 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 12 day of February 1979 if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

John M. Schoonover  
Arba F. Schoonover

(If executed by a corporation, affix corporate seal) STATE OF OREGON, County of Klamath

County of Klamath, ss. Personally appeared John M. Schoonover and Arba F. Schoonover, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me, Donna K. Rick, Notary Public for Oregon, My Commission Expires 12/31/79

STATE OF OREGON, County of Klamath, ss. Personally appeared John M. Schoonover and Arba F. Schoonover, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

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RECEIVED 11:54 AM  
FEB 12 1979

I certify that the within instrument was received for record on the day of \_\_\_\_\_, 19\_\_\_\_, at \_\_\_\_\_ 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  
Deputy

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

3341  
Exhibit "A" An easement 60 feet in width, measured at right angles, for purposes of ingress and egress of which the centerline is more particularly described as follows:

Beginning at a point on the South line of the NW 1/4 NW 1/4, of Section 14 and the centerline of an existing road; from which the Southeast corner of the NW 1/4 NW 1/4 of said Section 14 bears South 89° 59' 40" East 626.00 feet; thence from said point of beginning Northeasterly along the centerline of an existing road; the following six bearings and distances: North 18° 16' 56" East 31.94 feet; North 26° 36' 26" East 66.98 feet; North 45° 16' 11" East 133.72 feet; North 52° 35' 15" East 257.59 feet; North 38° 25' 57" East 65.21 feet; South 89° 54' 02" East 246.55 feet to a point on the West line of the NE 1/4 NW 1/4 of said Section 14, from which the Southeast corner of the NW 1/4 NW 1/4 of said Section 14 bears South 100° 10' 16" West 391.19 feet.

Exhibit "B" An easement for purposes of ingress and egress lying 30 feet Northerly measured at right angles and adjacent to the following described line: Beginning at a point on the West line of the NE 1/4 NW 1/4, from which the Southwest corner of the NE 1/4 NW 1/4 of Section 14, bears South 00° 10' 16" West 391.19 feet; thence from said point of beginning South 89° 54' 02" East 1300.46 feet; thence South 89° 54' 30" East 1980.06 feet to a point on the East line of the W 1/2 NE 1/4 of said Section 14.

Exhibit "F" An easement 30 feet in width for purposes of ingress and egress lying 30 feet Westerly, measured at right angles, and adjacent to the following described line:

Beginning at a point, from which the Southwest corner of the NE 1/4 NW 1/4 of Section 14 bears the following two bearings and distances: North 89° 54' 02" West 1097.61 feet; South 00° 10' 16" West 391.19 feet; thence from said point of beginning, South 2372.18 feet to a point on the South line of the N 1/2 NE 1/4 SW 1/4 of said Section 14.

Exhibit "G" An easement 30 feet in width for purposes of ingress and egress lying 30 feet Easterly, measured at right angles, and adjacent to the following described line:

Beginning at a point, from which the Southwest corner of the NE 1/4 NW 1/4 of Section 14, bears the following two bearings and distances: North 89° 54' 02" West 1097.61 feet; South 00° 10' 16" West 391.19 feet; thence from said point of beginning, South 2372.18 feet to a point on the South line of the N 1/2 NE 1/4 SW 1/4 of said Section 14.

Subject, however to the following:

1. Rights of the public in and to any portion of said premises lying within the limits of roads and highways.
2. Reservations and restrictions, including the terms and provisions thereof, as set forth in approved Indian Deed from Marion Nelson to Weyerhaeuser Timber Company, recorded May 15, 1963 in Book 345 at page 293, Deed Records, to-wit: "there is reserved from the lands hereby granted (1) Right of way to the Southern Pacific Railway Company for a railroad approved by the First Assistant Secretary to the Interior on February 4, 1914. (2) Right of way to Bonneville Power Administration for electric transmission lines for a period not exceeding 50 years from September 14, 1951. This conveyance is subject to any existing easements for public roads and highways, for public utilities and for railroads and pipelines and for any other easements or rights of way of record. All subsurface rights except water, are hereby reserved, in trust, by the grantor pursuant to the provisions of the Act of August 13, 1954 (68 Stat. 720) Affects Sec. 14, Twp 34 S., R 7 EWM.)

STATE OF OREGON; COUNTY OF KLAMATH; ss.  
I, \_\_\_\_\_, Clerk of said County, do hereby certify that the foregoing is a true and correct copy of the original as the same appears from the records of said County.

Filed for record at request of Transamerica Title Co.  
this 12th day of February A. D. 1979 at 11:15 A. M., and  
duly recorded in Vol. M79 of Deeds on Page 3340

Wm D. MILNE, County Cl.  
By Bernice A. Felsch  
Fee \$6.00