

47-19376-8  
38-19376 71598

WARRANTY DEED (INDIVIDUAL)

Vol. <sup>m</sup> 79 Page 18195

PATRICIA LEACH also known as PATRICIA CHARLENE LEACH

hereinafter called grantor, convey(s) to  
DOYLE L. MOORE and ORDA L. MOORE, Husband and Wife

all that real property situated in the County  
of KLAMATH, State of Oregon, described as:

SEE ATTACHED EXHIBIT "A"

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except  
as shown on attached exhibit "A"

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

The true and actual consideration for this transfer is \$ 8,000.00

Dated this 26th day of July, 19 79.

*Patricia Charlene Leach*

STATE OF OREGON, County of Klamath ) ss.

On this 26th day of July, 19 79 personally appeared the above named  
Patricia Charlene Leach and acknowledged the foregoing  
instrument to be her voluntary act and deed.

Before me:

*Darlene P. Addington*  
Notary Public for Oregon

My commission expires: 3-22-81

- \* The dollar amount should include cash plus all encumbrances existing against the property to which the property remains subject or which the purchaser agrees to pay or assume.
- \*\* If consideration includes other property or value, add the following: "However, the actual consideration consists of or includes other property or value given or promised which is part of the/the whole consideration." (Indicate which)

WARRANTY DEED (INDIVIDUAL)

LEACH

TO

MOORE

After Recording Return to:  
Mr. and Mrs. Doyle L. Moore  
3937 1/2 Homedale Road  
Klamath Falls, Oregon 97601

Send Tax Statements to  
Mr. & Mrs. Moore - Address Above

STATE OF OREGON, )

) ss.

County of )

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 Records of Deeds of said County.

Witness my hand and seal of County affixed.

By Title  
Deputy

## EXHIBIT "A"

All that portion of real property situated in the SW $\frac{1}{4}$  of the SW $\frac{1}{4}$ , Section 5, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

18196

Beginning at a 1 $\frac{1}{2}$  inch diameter galvanized iron pipe, protruding 12 inches above the ground, set in a mound of stone, marking the corner common to Sections 5, 6, 7 and 8 as delineated on Map of Survey File No. 2960 filed in the Official Records of Klamath County, June 1979. Thence, along the line common to Sections 5 and 6, North 00° 07' 32" East, 899.28 feet; thence North 89° 42' 03" East, 756.04 feet; thence North 00° 20' 58" West 455.00 feet; thence North 89° 42' 00" East, 60.00 feet to a 5/8 inch diameter iron pin; thence South 00° 20' 58" East 717.42 feet, to a  $\frac{1}{2}$  inch diameter iron pin on the Northwesterly right of way line Highway 97; thence along the Northwesterly right of way line of Highway 97, South 33° 00' 19" West, 33.12 feet to a  $\frac{1}{2}$  inch diameter iron pin and aluminum cap marked S.H.R.W; thence South 20° 05' 49" West 226.99 feet to a  $\frac{1}{2}$  inch diameter iron pin and aluminum cap marked S.H.R.W; thence South 27° 40' 15" West 457.32 feet to a  $\frac{1}{2}$  inch diameter iron pin on the Northwesterly right of way line of Highway 97 and the South line of Section 5; thence leaving the Northwesterly right of way line of Highway 97, North 89° 27' 32" West, 511.21 feet along the South line of Section 5 to the point of beginning.

Grantor herein grants an easement to the public for access; said easement is 60 feet in width and 455 feet long along the Easterly boundary of the herein described property.

SUBJECT TO: 1. An easement dated May 14, 1952, recorded June 19, 1952 in Book 255 at Page 303, in favor of The United States of America & Quitclaimed by the United States of America to the California Oregon Power Company by instrument recorded April 12, 1954 in Book 266 at page 316, Deed Records. 2. Restrictions on access in Deed to State of Oregon by and through its State Highway Commission recorded November 7, 1967 in M-67 at page 8644, which provides that no right or easement of right of access to, from, or across the State Highway other than expressly therein provided for shall attach to the abutting property. 3. An easement dated November 4, 1974, recorded December 6, 1974 in Book M-74 at Page 15582 in favor of Pacific Northwest Bell Telephone Co.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Transamerica Title Co.

this 31st day of July A. D. 1970 at 1:05 clock AM., on

duly recorded in Vol. 470, of books on Page 18195

Wm D. MILNE, County Clerk

By Renee H. Heloich

Fee \$6.00