

K-32365 74558

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KNOW ALL MEN BY THESE PRESENTS, That JOHN S. KRONENBERGER

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by THEODORE N. EMARD and DOROTHY L. EMARD, husband and wife, _____, 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:

All that certain real property more particularly described and set forth on Exhibit "A" which is attached hereto and by this reference made a part hereof.

SUBJECT TO: The exceptions set forth on Exhibit "A".

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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 above set forth

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 \$ 80,000.00

① However, the actual consideration consists of or includes other property of value given or promised which is the whole part of the consideration (indicate which) (The sentence between the symbols @, if not applicable, should be deleted. See O.R.S. § 308.01.)

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 1st day of December, 1975; 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.

(If executed by a corporation,
affix corporate seal)

STATE OF OREGON,)
County of Klamath) ss.
December 11th, 1975

Personally appeared the above named John
S. Kronenberger

and acknowledged the foregoing instrument to be his voluntary act and deed.

(OFFICIAL
SEAL)

Notary Public for Oregon
My commission expires: 11/25/76

STATE OF OREGON, County of _____) ss.
_____, 19____.

Personally appeared _____ and _____ who, being duly sworn, for himself and not one for the other, did say that the former is the _____ president and that the latter is the _____ secretary of _____

and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me:

(OFFICIAL
SEAL)

Notary Public for Oregon
My commission expires:

John S. Kronenberger
Chiloquin, Oregon

GRANTOR'S NAME AND ADDRESS

Theodore N. & Dorothy L. Emard
12285 Rio Oso Road
Auburn, California 95603

GRANTEE'S NAME AND ADDRESS

After recording return to:

Theodore Emard

By 607
Chilogram Ov 97624
NAME ADDRESS ZIP

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

Sane

NAME, ADDRESS, ZIP

STATE OF OREGON, }
County of _____ } ss

I certify that the within instrument was received for record on the day of July, 1919.

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

By Deputy

The following described real property in Klamath County, Oregon: 22871

A parcel of land situated in Sections 14 and 15, Township 34 South, Range 7 East of the Willamette Meridian, being more particularly described as follows:

Beginning at the Southeast corner of the $\frac{1}{2}$ W $\frac{1}{2}$ NW $\frac{1}{4}$ of said Section 14; thence North along the East line of said $\frac{1}{2}$ W $\frac{1}{2}$ NW $\frac{1}{4}$ 183 feet to a point where said East line intersects the centerline of an existing access road said point hereinafter being referred to as Point "A"; thence leaving said East line $\frac{1}{2}$ W $\frac{1}{2}$ NW $\frac{1}{4}$ and following said existing access road in a Westerly direction through portions of said Sections 14 and 15 the following courses and distances: North $61^{\circ} 48' 34''$ West, 483.18 feet to the beginning of a curve to the left; thence along the arc of a 293.3 feet radius curve to the left, 175.30 feet (delta = $34^{\circ} 14' 43''$) to the end of curve; thence South $86^{\circ} 56' 43''$ West, 174.64 feet to the beginning of a curve to the right; thence along the arc of a 576.01 feet radius curve to the right 135.84 feet (delta = $13^{\circ} 30' 45''$) to the end of curve; thence North $82^{\circ} 32' 32''$ West 150.41 feet to an angle point; thence North $88^{\circ} 43' 02''$ West, 281.85 feet to an angle point; thence North $82^{\circ} 51' 42''$ West, 205.13 feet to the beginning of a curve to the right; thence along the arc of a 278.37 feet radius curve to the right 158.59 feet (delta = $32^{\circ} 38' 31''$) to a point of reverse curve; thence along the arc of a 458.60 feet radius curve to the left 227.21 feet (delta = $28^{\circ} 23' 15''$) to the end of curve; thence North $78^{\circ} 36' 26''$ West 436.87 feet to an angle point; thence North $75^{\circ} 35' 04''$ West, 131.21 feet to the beginning of a curve to the left; thence along the arc of a 262.74 feet radius curve to the left 201.07 feet (delta = $43^{\circ} 50' 47''$) to the end of curve; thence South $60^{\circ} 34' 09''$ West, 315.67 feet to an angle point; thence South $54^{\circ} 20' 06''$ West, 422.43 feet to the beginning of a curve to the right; thence along the arc of a 333.03 feet radius curve to the right 122.21 feet to a point on curve (delta = $21^{\circ} 01' 33''$) said point on curve being a point where said road centerline intersects the Easterly boundary of that certain parcel of land described in Deed recorded in Deed Volume M-75 at page 437, Klamath County Deed Records said point also being referred to hereinafter as Point "B"; thence leaving said road centerline South $02^{\circ} 31' 11''$ East, 429.72 feet to a $\frac{3}{4}$ inch iron pin; thence South $68^{\circ} 00' 00''$ West, 208 feet to a $\frac{3}{4}$ inch iron pin on the Easterly bank of the Williamson River; thence Southerly along the Easterly bank of said Williamson River to a point where said river bank intersects the South line of Government Lot 10 of said Section 15; thence East along the South line of said Government Lot 10 to the Southeast corner thereof; thence East along the South line of the $\frac{1}{2}$ NE $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section 15 to the Southeast corner thereof; thence East along the South line of the NW $\frac{1}{4}$ NW $\frac{1}{4}$ SW $\frac{1}{4}$ of said Section 14 to the Southeast corner thereof; thence North to the point of beginning.

TOGETHER WITH

A non-exclusive private roadway easement for use in common with others over and across a strip of land 30.00 feet in width lying immediately adjacent to but Northerly of the roadway centerline described above running Westerly from Point "A" to Point "B".

SUBJECT TO: All future real property taxes and assessments; a non-exclusive private roadway easement for use in common with others over and across a strip of land 30 feet in width lying immediately adjacent to but Southerly of the roadway centerline described as the Northerly boundary of property above described; the premises herein described have been specially assessed for farm use. If the land becomes disqualified for this special assessment under the statutes, an additional tax, plus interest and penalty, will be levied for the number of years in which this special assessment was in effect for the land.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

I hereby certify that the within instrument was received and filed for record on the 27th day of September A.D., 19 79 at 11:32 o'clock A M., and duly recorded in Vol. M79 of Deeds on Page 22870.

FEE \$7.00

WM. D. MILNE, County Clerk

By Bernetha H. Hitch Deputy