

79561

T/A # M-20762

-WARRANTY DEED-

Vol. 1180 Page 3026

BRET A. SPECHT and WINONA LEANNE SPECHT, husband and wife, Grantors convey and warrant to C & P RENTALS, a partnership, Grantee, the following described real property situate in Klamath County, Oregon, free of all encumbrances, except as specifically set forth herein:

A parcel of land situated in the NW $\frac{1}{4}$ of Section 18, Township 39 South, Range 10, East of the Willamette Meridian, in the County of Klamath, State of Oregon, described as follows: Beginning at the Northwest corner of said Section 18; thence South 0°01'10" West along the West line of said Section 18 a distance of 2132.47 feet; thence South 89°51'42" East a distance of 2034.90 feet; thence North 0°00'23" East a distance of 628.10 feet to the true point of beginning of this description; thence North 89°59'04" West a distance of 485.0 feet, more or less, to the Easterly line of a 60 foot roadway; thence along said Easterly line and along the arc of a 400 foot radius curve to the right, having a central angle of 19°20'10", a distance of 134.99 feet; thence South 89°59'04" East a distance of 507.6 feet to a point which bears South 0°00'23" West from the point of beginning; thence North 0°00'23" East a distance of 132.0 feet, more or less, to the point of beginning.

SEE EXHIBIT "A" FOR CONTINUATION

SUBJECT TO AND EXCEPTING:

(1) Rights of the public in and to any portion of said premises lying within the limits of roads and highways; (2) Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals of Enterprise Irrigation District; (3) Reservations, restrictions, easements and rights of way of record and those apparent upon the land.

The true and actual consideration for this transfer is trade of other property.

Until a change is requested, all tax statements shall be mailed to: C & P RENTALS, 2972 South Sixth Street, Klamath Falls, Oregon 97601

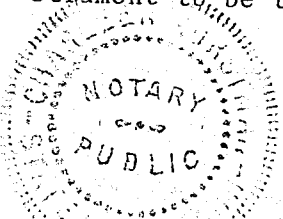
DATED this 17th day of January, 1980.

THIS INSTRUMENT IS BEING RE-RECORDED
TO INCLUDE IRRIGATION & ROAD EASEMENTS.

STATE OF OREGON)
County of Klamath)

ss. KLAMATH, 1980.

Personally appeared the above-named BRET A. SPECHT and WINONA LEANNE SPECHT, husband and wife, and acknowledged the foregoing instrument to be their voluntary act. Before me:



WILLIAM P. BRANDSNESS
A PROFESSIONAL CORPORATION
ATTORNEY AT LAW
411 PINE STREET
KLAMATH FALLS, OREGON 97601

Charles Horstman
Notary Public for Oregon
My Commission expires: 8-27-83

Return To & Send Tax Statements To:
C & P Rentals
c/o 2972 So. 6th St.
City, 97601

STATE OF OREGON; COUNTY OF KLAMATH; ss.

I hereby certify that the within instrument was received and filed for record on the 17th day of JANUARY A.D., 1980 at 4:15 o'clock P.M., and duly recorded of DEEDS on Page 1137.

FEE \$ 3.50

WM. D. MILNE, County Clerk

Reguelina Mettee D.C.



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TOGETHER WITH AND SUBJECT TO easements for delivery of irrigation water from the Enterprise Irrigation District canal and all other rights of way and easements of record or apparent on the ground. ALSO TOGETHER WITH the right of ingress and egress over the following-described roads: 60-foot strips of land situated in the N $\frac{1}{2}$, Section 18, Township 39 S., R. 10 E.W.M., Klamath County, Oregon, being 30 feet on either side of, measured at right angles from, the following-described center lines: Beginning at a point on the easterly right of way line of State Highway 39, said point being S. 00°01'10" W. 2162.47 feet and S. 89°51'42" E. 25.31 feet from the Northwest corner of said Section 18; thence S. 89°51'42" E. 2548.10 feet to a point, N. 89°51'42" W. 30.00 feet from the East line of the NW $\frac{1}{4}$ of said Section 18.

ALSO, beginning at the center $\frac{1}{4}$ corner of said Section 18; thence N. 00°00'23" E. 1334.32 feet to the C-N 1/16 corner of said Section 18.

ALSO, beginning at a point S. 00°01'10" W. 2192.47 feet and S. 89°51'42" E. 1323.84 feet from the Northwest corner of said Section 18; thence S. 00°02'03" E. 465.00 feet to the South line of the NW $\frac{1}{4}$, said Section 18.

ALSO, beginning at a point S. 00°01'10" W. 2132.47 feet and S. 89°51'42" E. 599.83 feet from the Northwest corner of said Section 18; thence N. 00°02'42" W. 409.32 feet; thence S. 89°59'04" E. 132.38 feet; thence on the arc of a curve to the right (radius = 250.00 feet, central angle = 47°03'50") 205.35 feet; thence S. 42°55'14" E. 81.00 feet; thence on the arc of a curve to the left (radius = 175.06 feet, central angle = 71°03'30") 217.11 feet; thence N. 66°01'16" E. 144.49 feet; thence on the arc of a curve to the left (radius = 370.00 feet, central angle = 69°18'42") 447.60 feet; thence N. 03°17'26" W. 157.53 feet to the North line of the SE $\frac{1}{4}$ NW $\frac{1}{4}$, said Section 18.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Transamerica Title Co.
this 14th day of February A. D. 19 80 at 3:47 o'clock P M., or
truly recorded in Vol. MSO, of Deeds on Page 3026

Wm D. MILNE, County Cl.

Fee \$7.00

By Bernetha A. Hetch