

87184

JEANNIE RIFFEY

, hereinafter called grantor, convey(s) to

BRADLEY A. RARICK

all that real property situated in the County

of Klamath, State of Oregon, described as:

(See Attached "EXHIBIT A")

SUBJECT TO: 1. Rights of the public in and to any portion of said premises lying within the limits of roads and highways.

2. Rights of the public and of governmental bodies in that portion of the above described property lying below the high water mark of Sprague River and the ownership of the State of Oregon in that portion lying below the high water mark thereof.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except as listed hereinabove

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 \$ 17,000.00.

Dated this 17th day of July, 19 80

JEANNIE RIFFEY

OREGON  
STATE OF ~~OREGON~~ County of Klamath ss.

On this 17th day of July, 19 80 personally appeared the above named Jeannie Riffey and acknowledged the foregoing instrument to be her voluntary act and deed.

Before me:

Notary Public for Oregon

My commission expires: 2/14/81

- \* 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)

Riffey

TO

Rarick

After Recording Return to: AND SEND  
TAX STATEMENTS TO:  
Bradley A. Rarick  
111 Route 206  
Stanhope, NJ 07874

STATE OF OREGON,

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

A tract of land situated in the S $\frac{1}{4}$  of Section 23, Township 35 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, being more particularly described as follows:

Beginning at a 5/8 inch iron pin marking the C $\frac{1}{4}$  corner of said section 23; thence South 89° 29' 05" East, along the East-West centerline of said section 23, 1549.16 feet to a 5/8 inch iron pin; thence continuing South 89° 29' 05" East 60 feet, more or less, to the thread of Sprague River; thence Southerly, along said thread of Sprague River, 330 feet, more or less to a point that bears South 89° 29' 05" East from the C-N-N-SW 1/256 corner of said section 23; thence North 89° 29' 05" West 80 feet, more or less to a 5/8 inch iron pin; thence continuing North 89° 29' 05" West 2731.63 feet to the said C-N-N-SW 1/256 corner; thence North 00° 32' 03" West 326.19 feet to the C-W 1/16 corner of said section 23; thence South 89° 29' 05" East 1325.05 feet to the point of beginning.

SUBJECT TO:

A 20-foot easement for ingress and egress to various ownerships westerly of Sprague River, said easement situated in section 23, T35S, R9EWM, Klamath County, Oregon, being parallel to and measured at right angles from the following described centerline:

Beginning at a point on the north line of said section 23, said point being N89° 12' 04" W (N89° 28' 36" W by recorded survey No. 2919, as recorded in the office of the Klamath County Surveyor) 988.37 feet from the northeast corner of said section 23; thence along the following courses and distances: S06° 10' 46" E (S06° 27' 18" E by said survey No. 2919) 67.02 feet, S19° 26' 24" W 457.29 feet, S00° 58' 14" E 448.04 feet, S13° 15' 29" W 229.49 feet, S13° 16' 30" W 388.25 feet, S18° 49' 35" W 397.72 feet, S27° 57' 04" W 279.84 feet, S02° 16' 20" W 218.19 feet, S17° 47' 59" W 94.45 feet, S01° 32' 08" W 83.70 feet, S29° 44' 24" W 113.48 feet, S21° 52' 07" E 190.64 feet, S27° 33' 25" W 290.28 feet, and S13° 50' 47" W 52.81 feet to a point on the south line of the N $\frac{1}{4}$ NW $\frac{1}{4}$ SE $\frac{1}{4}$  of said section 23, said point being S89° 23' 30" E 1047.38 feet from the C-N-S 1/64 corner of said section 23.

TOGETHER WITH THE FOLLOWING EASEMENTS FOR ACCESS

A 20-foot easement for ingress and egress to various ownerships westerly of Sprague River, said easement situated in section 23, T35S, R9EWM, Klamath County, Oregon, being parallel to and measured at right angles from the following described centerline:

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STATE OF OREGON; COUNTY OF KLAMATH; ss.

I hereby certify that the within instrument was received and filed for record on the 21st day of July A.D., 1980 at 3:25 o'clock P.M., and duly recorded in Vol. M80 of Deeds on Page 13546.

FEE \$7.00

WM. D. MILNE, County Clerk

By Bernetha S. Helock Deputy