

K-33379

32797

DEED

Voi. ¹⁷ 90 Page 22633

E. SUSAN FLURY, hereinafter called "Grantor", conveys to Harold G. Lloyd and Libby L. Lloyd husband and wife, hereinafter called "Grantee", the real property described in attached Exhibit "A".

This conveyance is subject to an easement more particularly described in that certain instrument recorded as Clerk's ⁹³⁸¹ ~~Instrument~~ Book M80 Page , records of Klamath County, Oregon, and further Grantor reserves unto herself the right and privilege of also using said easement.

Grantor covenants to and with Grantee that she is the owner of said premises free of all encumbrances.

The true and actual consideration for this transfer is \$38,500.00.

DATED this 16th day of June, 1980.

E. Susan Flury

STATE OF OREGON)
) ss.
County of Douglas)

Personally appeared E. SUSAN FLURY, to me known to be the person described in the foregoing Deed, and acknowledge that she signed the same as her free and voluntary act and deed.

BEFORE ME:

James M. ...
Notary Public for Oregon
My Commission Expires: Mar 13, 1982

After Recording Return to:
E. Susan Flury
P.O. Box 106
Glide, OR

Hand Jette Co
1195 NW. Wall
Boise, ID 83701

30 2 14 02 PM '80

EXHIBIT A

22634

Beginning at the Northeast corner of the Southeast quarter (SE 1/4) of Section 36, Township 24 South, Range 8 East of the Willamette Meridian, thence South 254.8 feet; thence West Northwesterly 314.27 feet to the East boundary of U. S. Highway 97; thence Southerly along said boundary 164 feet to the true point of beginning; thence Southerly along the said East boundary of U. S. Highway 97 as the same now exists a distance of 164.5 feet, thence Easterly at a 90° turn a distance of 200 feet; thence North along a line parallel to the East boundary of said U. S. Highway 97 a distance of 164.5 feet; thence Westerly at a 90° turn a distance of 200 feet more or less to the point of beginning.

Seller reserves permanently an easement of ingress from said U. S. Highway 97. That easement to extend in a general Northerly-Southerly direction adjacent to the boundary of said U. S. Highway 97, being, sufficiently long to enable the seller or her successor in interest to enter said U. S. Highway 97 from the existing road on the real property to which the easement is made appurtenant. This easement for ingress and egress shall be appurtenant to (following attached description).

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

PARCEL 1: Beginning at the Northeast corner of the Southeast quarter of Section 36, Township 24 South, Range 8, E.W.M., thence South 254.8 feet to the true point of beginning; thence West Northwesterly 316 feet to the East boundary of U. S. Highway 97; thence Southerly along said boundary, 228.5 feet; thence Easterly at a 90° turn, 30 feet, thence Southerly at right angles, 100 feet to the North boundary line of a parcel of land deeded to Willis and Mabel Jorstad as recorded in Book 155 Page 34, Deed Records of Klamath County, Oregon; thence Easterly along said line 440.4 feet to Section line; thence North 362.9 feet to point of beginning.

PARCEL 2: A parcel of land lying in the NE 1/4 SE 1/4 of Section 36 Township 24 South, Range 8 E.W.M., and being a portion of that property described in that certain deed to State of Oregon, by and through its State Highway Commission, recorded in Deed Volume 252 Page 172, Deed Records of Klamath County, Oregon; the said parcel being that portion of said property lying Southeasterly of a line which is parallel to and 100 feet Southeasterly of the center line of the relocated The Dalles-California Highway, which center line is described as follows: Beginning at Engineer's center line Station 42+00, said Station being 125 feet North and 298 feet West of the East quarter corner of said Section 36, thence South 25° 50' West, 1000 feet to Station 52+00, said parallel line crosses the Northeasterly and Southwesterly lines of said property approximately opposite center line Station 46+30 and 47+30, respectively.

STATE OF OREGON; COUNTY OF KLAMATH;ss.

I hereby certify that the within instrument was received and filed for record on the 20th day of November A.D., 1980 at 2:08 o'clock P M., and duly recorded in

Vol M80 of Deeds on page 22633.

Fee \$ 7.00

WM. D. MILNE, County Clerk
by Berntha A. Litch deputy