

96094

MTS-9710-2

Vol. 81 Page 2836

STATUTORY WARRANTY DEED

SOUTHERN OREGON MGT. CORP., Grantor, conveys and warrants to ROBERT J. CAMPBELL, JOAN C. CAMPBELL, RONALD W. BOEHLKE and KATHERINE H. BOEHLKE to each an undivided one-fourth interest as tenants in common the following described real property situated in Klamath County, Oregon, free of encumbrances except as specifically set forth herein:

(See Description on Back)

The true and actual consideration for this conveyance is the exchange of real properties having an exchange value of \$303,376.00.

Until a change is requested, all tax statements are to be sent to the following:

Baker's Nursery  
6200 South Sixth Street  
Klamath Falls, OR 97601

DATED this 18th day of February, 1981.

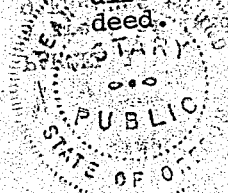
SOUTHERN OREGON MGT. CORP.

BY

*[Signature]*

STATE OF OREGON  
County of Klamath

On this 18 day of February, 1981, personally appeared BRUCE DURANT, who, being first duly sworn, did say that he is the President of SOUTHERN OREGON MGT. CORP., an Oregon corporation 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 acknowledged said instrument to be voluntary act and deed.



*[Signature]*  
NOTARY PUBLIC FOR OREGON  
My Commission Expires: 10/11/83

DESCRIPTION

5833

81 FEB 19 AM 9 45

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## DESCRIPTION

MTC COMMISSIONER'S OFFICE:

MOLLYA BORING FOR OREGON

## PARCEL 1

A tract of land situated in the NE $\frac{1}{4}$ SW $\frac{1}{4}$  of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at an iron pin which lies North 0° 51' West along the 40 line a distance of 542.3 feet and North 89° 09' East a distance of 30 feet from the iron axle which marks the Southwest corner of the NE $\frac{1}{4}$ SW $\frac{1}{4}$  of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, and running thence: Continuing North 89° 09' East a distance of 257.2 feet to an iron pin; thence North 20° 18' West a distance of 164.5 feet to an iron pin; thence North 45° 09' East a distance of 221.6 feet to an iron pin which lies on the Southwesterly right of way line of the Klamath Falls-Lakeview Highway, 40 feet at right angles from its center; thence in a Northwesterly direction following the arc of a 3° 11' curve to the left along the Southwesterly right of way line of the State Highway a distance of 432.3 feet to an iron axle (the long chord of this curve bears North 57° 58' West a distance of 421.07'); thence South 0° 51' East along the Easterly right of way line of Patterson Street a distance of 544.2 feet, more or less, to the point of beginning.

LESS a tract of land situated in the NE $\frac{1}{4}$ SW $\frac{1}{4}$  of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, more particularly described as follows:

Beginning at an iron pin on the East boundary of Patterson Street; said point begin North 0° 51' West a distance of 660.0 feet and North 89° 09' East a distance of 30.0 feet from the iron axle at the Southwest corner of the NE $\frac{1}{4}$ SW $\frac{1}{4}$  of said Section 1; thence North 0° 51' West along the East boundary of Patterson Street a distance of 120.0 feet to an iron pin; thence North 89° 09' East at right angles to Patterson Street; a distance of 181.5 feet to an iron pin; thence South 0° 51' East parallel with Patterson Street a distance of 120.0 feet to an iron pin; thence South 89° 09' West at right angles to Patterson Street a distance of 181.5 feet, more or less, to the point of beginning. EXCEPTING THEREFROM that portion deeded to the State of Oregon by Deeds recorded July 24, 1964 in Volume 354, page 605, and recorded September 10, 1971 in Volume M71, page 9658, Deed Records of Klamath County, Oregon.

(SEE DESCRIPTION ON BACK)

## PARCEL 2

A tract of land situated in the NE $\frac{1}{4}$ SW $\frac{1}{4}$  of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at an iron pin on the East boundary of Patterson Street, said point being North 0° 51' West a distance of 660.0 feet and North 89° 09' East a distance of 30.0 feet from the iron axle at the Southwest corner of the NE $\frac{1}{4}$ SW $\frac{1}{4}$  of said Section 1; thence North 0° 51' West along the East boundary of Patterson Street a distance of 120.0 feet to an iron pin; thence North 89° 09' East at right angles to Patterson Street, a distance of 181.5 feet to an iron pin; thence South 0° 51' East parallel with Patterson Street a distance of 120.0 feet to an iron pin; thence South 89° 09' West at right angles to Patterson Street a distance of 181.5 feet, more or less to the point of beginning.

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ALL SUBJECT TO: (1) Reservations and restrictions contained in Deed from State of Oregon to John A. Short recorded in Volume 25, Page 45, Deed Records of Klamath County, Oregon, including but not limited to the following: "Subject, however, to right-of-way for ditches, canals and reservoir sites for irrigation purposes constructed or which may be constructed, by authority of the United States or otherwise, which right-of-way is hereby expressly reserved."; (2) Grant of Right of Way Deed, including the terms and provisions thereof, in favor of The California Oregon Power Co. recorded in Volume 69, Page 577, Deed Records of Klamath County, Oregon, for electric transmission and distribution lines and appurtenances; (3) An easement for ditches and/or pipe lines to convey water for the benefit of adjoining property owners, as contained in Deeds recorded March 7, 1958, in Volume 298, Page 43 and 45, Deed Records of Klamath County, Oregon; (4) Limited access provisions as contained in Deed to the State of Oregon, by and through its State Highway Commission, 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, recorded July 24, 1964, in Volume 354, Page 605, Deed Records of Klamath County, Oregon; (5) An easement created by instrument, including the terms and provisions thereof dated July 15, 1964, recorded July 24, 1964, in Volume 354, Page 605, Deed Records of Klamath County, for relocation of irrigation facilities and construction of highway slopes in favor of The State of Oregon, by and through its State Highway Commission; (6) Limited access provisions as contained in Deed to the State of Oregon, by and through its State Highway Commission, which provided 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, recorded September 10, 1971, in Volume M-71, Page 9658, Microfilm Records of Klamath County, Oregon; (7) Right of way Easement, including the terms and provisions thereof, dated August 25, 1971, recorded September 10, 1971, in Volume M-71, Page 9658 AAA, Microfilm Records of Klamath County, Oregon, in favor of Pacific Power & Light Company for electric transmission and distribution lines and appurtenances; (8) An Easement created by instrument, including the terms and provisions thereof, dated October 13, 1973, recorded October 19, 1973, in Volume M-73, Page 14101, Microfilm Records of Klamath County, Oregon, in favor of Oregon Water Corporation for pipelines; (9) An Easement created by instrument, including the terms and provisions thereof, dated November 7, 1973, recorded November 20, 1973, in Volume M-73, Page 15246, Microfilm Records of Klamath County, Oregon, in favor of Ted W. Dress and Darlene L. Dress for sewer and storm drain; and (10) other easements, restrictions and rights-of-way of record and those apparent on the land. (11) Land sale contract in which Leona A. Baker is seller and Southern Oregon Mgt. Corp. is Buyer dated February 18, 1981, recorded Volume M80, Klamath County Records.

Return MTC

Kathy

royed Billie Bns ad

Taxes To;  
Baker Nursery6200 South Sixth  
Klamath Falls, Oregon 97601

State of OREGON: COUNTY OF KLAMATH: ss.

I hereby certify that the within instrument was received and filed for record on the

19th day of February A.D., 1981 at 9:45 o'clock A.M., and duly recorded in

Vol M81 of Deeds on page 2836.

Fee \$10.50

EVELYN BIEHN  
COUNTY CLERKBy Deborah A. Hetch deputyPlease call when  
microfilmed.

Kim