

98593

23415-1-D
WARRANTY DEED (INDIVIDUAL)

Vol. 181 Page 7049

Sol Richard Krueger
Bret Specht and W. Leanne Specht, husband and wife
of Klamath, hereinafter called grantor, convey(s) to
State of Oregon, described as: all that real property situated in the County

SEE ATTACHED EXHIBIT A

281 APR 20 AM 11 22

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except
see attached exhibit A
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 \$ 6,500.00 *

Dated this 16 day of April, 1981

X Sol Richard Krueger
Sol Richard Krueger

STATE OF OREGON, County of Jackson) ss.

April 16, 1981
instrument to be his Sol Richard Krueger personally appeared the above named
voluntary act and deed. and acknowledged the foregoing

Before me:

Cynthia D. Pelt
Notary Public for Oregon

My commission expires: 7-2-83

* 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)

TO

After Recording Return to: 8 taxes
Mr & Mrs Bret Specht
Ashland Star Rt
Klamath Falls, OR 97601

STATE OF OREGON,

County of) ss.

I certify that the within instrument was received for record
on the day of 1981
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 parcel of land situated in the SW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 5, Township 39 South, Range 9 East of the Willamette Meridian, described as follows:

7050

Beginning at a point on the East line of said SW $\frac{1}{4}$ SW $\frac{1}{4}$ which bears South 0° 18' East a distance of 572 feet from the Northeast corner of said SW $\frac{1}{4}$ SW $\frac{1}{4}$; thence South 89° 42' West a distance of 200.0 feet; thence South 0° 18' East a distance of 185.24 feet to a point; thence North 89° 42' East to a point on the East line of said SW $\frac{1}{4}$ SW $\frac{1}{4}$; thence North 0° 18' West along said East line to the point of beginning. EXCEPTING THEREFROM portion conveyed to State of Oregon by deed recorded December 18, 1967, in Volume M-67, Page 9771 and portion conveyed to Oregon Fish and Game Council, Inc., by deed recorded June 1, 1971, Volume M-71, Page 5206, Deed Records of Klamath County, Oregon, ALSO EXCEPTING THEREFROM

A strip of land, thirty feet in width, adjacent to the South-easterly right-of-way line of the Dalles-California Highway (as described in Deed Volume M-67, Page 9771, Klamath County Deed Records) and across the Northwesterly portion of that tract of land described in Deed Volume M-68, Page 6547, Klamath County Deed Records, said strip of land being situated in the SW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 5, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon and being more particularly described as follows:

Beginning at the Northeast corner of the SW $\frac{1}{4}$ SW $\frac{1}{4}$ of said Section 5; thence S 00° 18' East 572 feet; thence South 89° 42' West to a point that is thirty feet distant from, measured at right angles to the Southeasterly right-of-way line of the Dalles - California Highway, said point being the true point of beginning of this description; thence Southwesterly parallel to and thirty feet distant from said right-of-way line to the West line of that tract of land described in said Deed Volume M-68, Page 6547; thence N 00° 18' West along said West line to the Southeasterly line of said highway; thence Northeasterly along the Southeasterly line of said highway to the North line of that tract of land described in said Deed Volume M-68, Page 6547; thence North 89° 42' East to the true point of beginning of this description.

Subject to:

- 1) Regulations, including leview, liens and utility assessments of the City of Klamath Falls
- 2) Easement for Electric transmission lines, recorded June 13, 1951 in Book 248 at Page 13, and recorded June 13, 1951 in Book 248 at Page 16 and recorded June 21, 1954 in Book 267 at Page 429
- 3) Easement for a 60 foot wide public roadway easement recorded July 19, 1968 in Book M-68 at Page 6547
- 4) Easement, 20 feet in width along the existing road for driveway purposes filed in Circuit Court Case No. 76-414E
- 5) Easement, 20 feet in width for ingress and egress as disclosed by Warranty Deed recorded August 26, 1977 in Book M-77 at Page 15778

EXHIBIT A

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 April A.D., 1981 at 11:22 o'clock A M., and duly recorded in Vol M81 of Deeds on page 7049.

Fee \$ 7.00

EVELYN BIEHN

COUNTY CLERK

By Alfred J. J. J. Deputy