

1-1-74

99965

WARRANTY DEED

Vol. m81 Page 9251

KNOW ALL MEN BY THESE PRESENTS, That

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by E. Susan Flury, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Clatsop and State of Oregon, described as follows, to-wit:

E. Exhibit A - Attached - Made up of 3 pages - 1-2-3 and Surveyors plat

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever. And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances

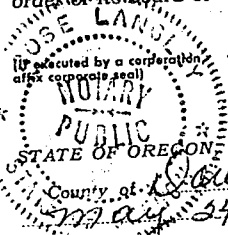
and that grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 10.00.
 However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). (The sentence between the symbols @, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 24 day of May, 1981; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

E. Susan Flury



STATE OF OREGON, County of _____ ss.

Personally appeared _____ and _____ who, being duly sworn, each for himself and not one for the other, did say that the former is the _____ president and that the latter is the _____ secretary of _____

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 each of them acknowledged said instrument to be its voluntary act and deed.

Before me:

(OFFICIAL SEAL)

Before me E. Langley
 Notary Public for Oregon
 My commission expires: Oct. 31, 1982

Notary Public for Oregon
 My commission expires:

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:
Michael D Short
131 150
Crescent Ore 97733
 NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.
PO Box 150
Crescent, Ore 97733
 NAME, ADDRESS, ZIP

STATE OF OREGON, _____ ss.

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/reel/volume No. _____ on page _____ or as document/fee/file/instrument/microfilm No. _____, Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME _____ TITLE _____

By _____ Deputy

BOUNDARY DESCRIPTION

RIGHT-OF-WAY EASEMENT &
BOUNDARY ADJUSTMENT(Plat N^o 800251-B)

.....whereas there is inadequate access into Tax Lot 2408-3641-0400 and negotiations for such access are at stalemate, the grantor herein, being the same grantor of said Tax Lot -0400, deeming it just and prudent, hereby desires to make a boundary adjustment in order that vehicular and garaging facilities may be made available to said Tax Lot -0400.....

.....a parcel of land containing 0.27 acre, situate in the NE¹/₄ SE¹/₄ of Section 36, T. 24 S., R. 8 E., W. M., Klamath County, Oregon, in the SE part of Parcel 1 as shown in Minor Partition N^o 80-75, to be added to and become a part of Tax Lot 2408-3641-0400, and more particularly described as follows:

[BEGINNING AT A POINT along the East Line of said Section 36, being a corner common to said Tax Lot -0400 and Parcel 1, from which the E/4 Corner of said Section 36 bears N 00° 27' 56" E 618.04 feet;
THENCE along the original SW line of Parcel 1, N 64° 18' 35" W 119.02 feet to a point;
THENCE at right angle along a line parallel with US Highway 97, N 25° 41' 25" E 136.00 feet to a point;
THENCE at right angle, S 64° 18' 35" E 54.95 feet to a point along said East Section Line;
THENCE along said Section Line, S 00° 27' 56" W 150.34 feet to the Point of Beginning.]

There is included within these bounds, a septic tank and drainfield adjacent to the north corner hereof, reserved for the temporary use of the grantor until such time as the Crescent Sewer District is able to install sewer mains and sewage disposal service to the grantor's parcel.

There is included within these bounds, an easement 15 feet in width, lying along said East Section Line, for access into the original Tax Lot 2408-3641-0400 with right of use reserved by the grantor herein.

THERE IS INCLUDED with this parcel, an easement leading from US Highway 97, over and across Parcel 1, and more particularly described as follows:

BOUNDARY DESCRIPTION

RIGHT-of-WAY EASEMENT &
BOUNDARY ADJUSTMENT(Plat N^o 800251-B)

.....whereas the Oregon State Highway Division has granted an entry onto US Highway 97 opposite the common line between Parcels 1 & 2 of Minor Partition N^o 80-75.....

.....and whereas no definite location has been established by use on the ground for the 15-foot easement leading from US Highway 97 into Tax Lot 2408-3641-0400, although a location along the southern bounds of Parcels 1 & 2 has been shown on the plat for Minor Partition N^o 80-75.....

.....and whereas said State Highway Division wishes to discourage the use of the Highway Right-of-Way as a frontage road.....

.....therefore the grantor of said easement wishes to release and abandon the easement shown on the plat for Minor Partion N^o 80-75 and to re-define and establish such easement into Tax Lot -0400 leading from the permitted Highway entry over and across Parcel 1 to said Tax Lot -0400, all situate in the NE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 36, T. 24 S., R. 8 E., W. M., Klamath County, Oregon, and more particularly described as follows:

BEGINNING AT A POINT along the SE line of US Highway 97 and 100 feet from the centerline thereof, from which the E/4 Corner of said Section 36 bears N 53° 09' 26" E 445.86 feet, being also the PCB shown for said Parcel 2;

THENCE along the northern line of said Parcel 2, S 64° 18' 35" E 200.00 feet to a point;

THENCE N 25° 41' 25" E 20.02 feet to a point;

THENCE 4.58 feet along the arc of a 150.47-foot radius curve left, the chord of which bears N 84° 55' 25" E 4.58 feet to a point;

THENCE 74.81 feet along the arc of a 135.47-foot radius curve right, the chord of which bears S 80° 07' 44" E 73.86 feet to a point;

THENCE S 64° 18' 35" E 48.21 feet to a point;

THENCE 56.53 feet along the arc of a 50-foot radius curve right, the chord of which bears S 31° 55' 19" E 53.56 feet to a point;

THENCE along a line parallel with the East Section Line and 15 feet therefrom, S 00° 27' 56" W 205.41 feet to a point on the south bound of said Parcel 1;

THENCE along said south bound, S 64° 18' 35" E 16.58 feet to a point, being

BOUNDARY DESCRIPTION


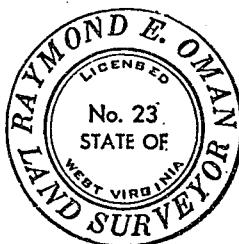
RIGHT-of-WAY EASEMENT &
BOUNDARY ADJUSTMENT(Plat N^o 800251-B)

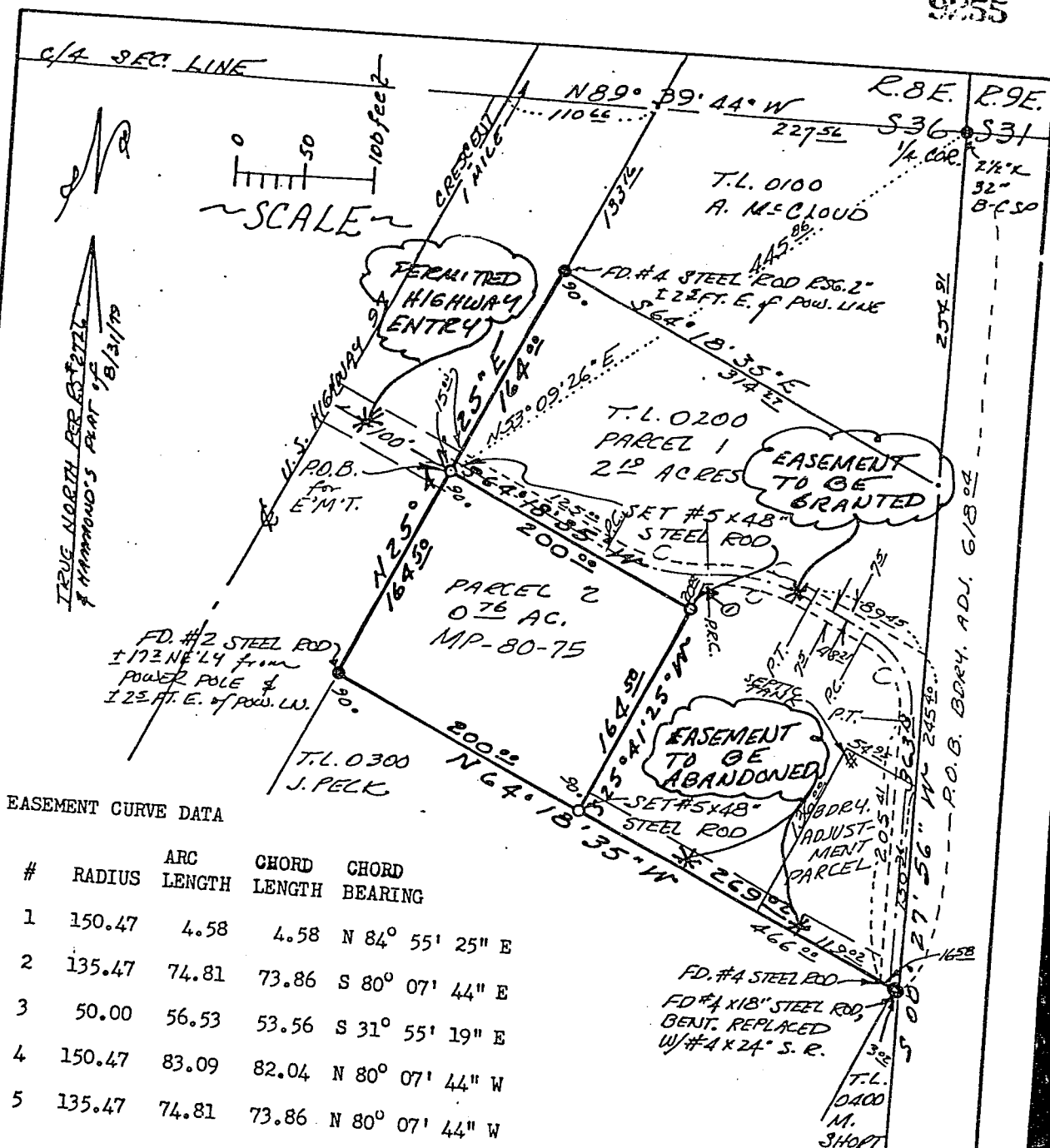
the original southeast corner of Parcel 1;
THENCE along said Section Line, N 00° 27' 56" E 245.40 feet to a point;
THENCE along the northern bounds of the easement herein described,
N 64° 18' 35" W 89.45 feet to a point;
THENCE 83.09 feet along the arc of a 150.47-foot radius curve left, the chord
of which bears N 80° 07' 44" W 82.04 feet to a point;
THENCE 74.81 feet along the arc of a 135.47-foot radius curve right, the chord
of which bears N 80° 07' 44" W 73.86 feet to a point;
THENCE N 64° 18' 35" W 125.00 feet to a point along the SE line of US Highway 97
and 100.00 feet from the centerline thereof;
THENCE along said Highway line, S 25° 41' 25" W 15.00 feet to the Point of
Beginning.

The grantor herein reserves rights of entry and use of the above described easement
and as shown on the plat noted as Plat N^o 800251-B, attached hereto and made a
part hereof.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

17 MAY 1981


OREGON
JULY 9, 1985
RAYMOND E. OMAN
702



EASEMENT CURVE DATA

#	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
1	150.47	4.58	4.58	N 84° 55' 25" E
2	135.47	74.81	73.86	S 80° 07' 44" E
3	50.00	56.53	53.56	S 31° 55' 19" E
4	150.47	83.09	82.04	N 80° 07' 44" W
5	135.47	74.81	73.86	N 80° 07' 44" W

PLAT of RIGHT-OF-WAY EASEMENT AND BOUNDARY ADJUSTMENT

PREPARED FOR LOIS JORDAN & E. SUSAN FLURY

SITUATE IN THE NE $\frac{1}{4}$ SE $\frac{1}{4}$ of SECTION 36, T. 24 S., R. 8 E., W. M.

KLAMATH COUNTY, OREGON

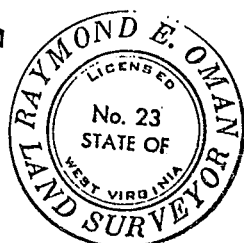
Prepared 17 May 1981 by Raymond E. Oman, PLS
21090 Bayou Drive, Bend, Oregon 97701

STATE OF OREGON,
County of Klamath)
Filed for record at request of

REGISTERED
PROFESSIONAL
LAND SURVEYOR

17 MAY 1981

OREGON
JULY 9, 1903
RAYMOND E. OMAN
702



on this 26th day of May A.D. 1981
at 11:34 o'clock A M, and duly
recorded in Vol. M81 of Deeds
Page 9251

EVELYN BIEHN, County Clerk

By Debra A. Gandy Deputy
Fee \$17.50

800251-B