

3705

WARRANTY DEED (INDIVIDUAL)

TA 6-1349-5

Vol. 1181

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John R. Miller

Rodric A. Lane and Nancy K. Lane, husband and wife, hereinafter called grantor, convey(s) to
 of Klamath, State of Oregon, described as: all that real property situated in the County

see attached Exhibit A

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 \$ 16,000.00 *

Dated this 27th day of August, 19 81

John R. Miller

STATE OF OREGON, County of Klamath) ss.

On this 27th day of August, 19 81, personally appeared the above named
 John R. Miller instrument to be his voluntary act and deed. and acknowledged the foregoing

Before me:

Susan C. Patke

Notary Public for Oregon

My commission expires: 11-2-82

- * 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:

Tax Statements to:

Mr. + Mrs. Rodric A. Lane
 33838 E. River Dr. Lot #70
 Creswell, Oregon 97426

STATE OF OREGON,

County of) ss.

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

EXHIBIT A

LEGAL DESCRIPTION

15278

A parcel of land situated in N $\frac{1}{2}$ of Section 14, Township 34S, Range 7 East of the Willamette Meridian, being more particularly described as follows:

Beginning at a 5/8" iron pin from which the Southwest corner of the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of said Section 14 bears the following two bearings and distances: N89°54'02" W 1097.61 feet, S00°10'16" W 391.19 feet; thence from said point of beginning S89°54'02"E, 202.85 feet to a point; thence S89°54'30" E, 348.71 feet to a point; thence South 787.98 feet to a point; thence S89°43'16"W 551.58 feet to a 5/8" iron pin; thence North 791.58 feet to the POINT OF BEGINNING.

TOGETHER WITH: Exhibits A, B, C, E, F, H, I.

SUBJECT TO: D & G described as follows:

Exhibit D: An easement for purposes of ingress and egress lying 30 feet Southerly measured at right angles, and adjacent to the following described line:

Beginning at a point from which the Southwest corner of the NE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 14 bears the following two bearings and distances: N89°54'02" W 1097.61 feet, S00°10'16" W 391.19 feet; thence from said point of beginning S89°54'02"E, 202.85 feet; thence S89°54'30" E, 902.78 feet to a point.

Exhibit G: An easement 30 feet in width for purposes of ingress and egress lying 30 feet Easterly, measured at right angles, and adjacent to the following described line:

Beginning at a point from which the Southwest corner of the NE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 14 bears the following two bearings and distances: N89°54'02" W, 1097.61 feet, S00°10'16"W, 391.19 feet; thence from said point of beginning South 2372.18 feet to a point on the South line of the N $\frac{1}{2}$ NE $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section 14.

Exhibit : An easement 60 feet in width measured at right angles, A for purposes of ingress and egress of which the centerline is more particularly described as follows:

Beginning at a point on the South line of the NW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 14 and the centerline of an existing road, from which the Southeast corner of the NW $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section 14 bears S89°59'40"E 626.00 feet; thence from said point of beginning Northeasterly along the center-line of an existing road, the following bearings and distances; N18°16'56"E, 31⁹⁴ feet, N26°36'26" E 66.98 feet, N45°16'11"E 133.72 feet, N52°35'15" E 257.59 feet, N38°56'57"E 65.21 feet, S89°54'02"E, 246.55 feet to a point on the West line of the NE $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section 14, from which the Southeast corner of the NW $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section 14 bears S00°10'16" W 391.19 feet.

Exhibit : An easement for purposes of ingress and egress lying 30 feet B Northerly measured at right angles and adjacent to the following described line:

Beginning at a point on the West line of the NE $\frac{1}{4}$ NW $\frac{1}{4}$ from which the Southwest corner of the NE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 14 bears S00°10'16" W, 391.19 feet; thence from said point of beginning S89°54'02"E 1300.46 feet; thence S89°54'30" E 1980.06 feet to a point on the east line of the S $\frac{1}{2}$ NE $\frac{1}{4}$ NE $\frac{1}{4}$ of said Section 14.

Exhibit : An easement for purposes of ingress and egress lying 30 feet C Southerly, measured at right angles, and adjacent to the following described line:

Beginning at a point on the West line of the NE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 14, from which the Southwest corner of the NE $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section 14 bears S00°10'16"W 391.19 feet; thence from said point of beginning S89°54'02" E 1097.61 feet to a point.

Exhibit : An easement for purposes of ingress and egress lying 30
E feet Southerly, measured at right angles and adjacent to
the following described line:

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Beginning at a point from which the Southwest corner of the
NE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 14 bears the following three bearings and
distances: N89°54'02"W 1300.46 feet, N89°54'30" W 902.78 feet,
S00°10'16" W 391.19 feet; thence from said point of beginning
S89°54'30" E 1077.27 feet to a point on the East line of the
S $\frac{1}{2}$ NE $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section 14.

Exhibit : An easement 30 feet in width for purposes of ingress and
F egress lying 30 feet Westerly measured at right angles
and adjacent to the following described line:

Beginning at a point, from which the Southwest corner of
the NE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 14 bears the following two bearings
and distances: N89°54'02" W 1097.61 feet, S00°10'16" W
391.19 feet; thence from said point of beginning South
2372.18 feet to a point on the South line of the N $\frac{1}{2}$ NE $\frac{1}{4}$ SW $\frac{1}{4}$
of said Section 14.

Exhibit : An easement 30 feet in width for purposes of ingress and
H egress lying 30 feet Westerly, measured at right angles
and adjacent to the following described line:

Beginning at a point from which the Southwest corner of the
NE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 14 bears the following three bearings and
distances: N89°54'30" W 902.78 feet, N89°54'02" W 1300.46
feet, S00°10'16" W 391.19 feet; thence from said point of
beginning South 2362.64 feet to a point on the South line
of the N $\frac{1}{2}$ NW $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section 14.

Exhibit : An easement 30 feet in width for purposes of ingress and
I egress lying 30 feet Easterly, measured at right angles,
and adjacent to the following described line:

Beginning at a point from which the Southwest corner of the
NE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 14 bears the following three bearings and
distances: N89°54'30" W 902.78 feet, N89°54'02" W 1300.46
feet, S00°10'16" W 391.19 feet; thence from said point of
beginning South 2362.64 feet to a point on the South line of
the N $\frac{1}{2}$ NW $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section 14.

Subject to:

- 1) 1981-82 taxes alien in the amount to be determined, but not yet payable
- 2) Rights of the public in an to any portion of said premises lying within the limits of roads and highways
- 3) Reservations and restrictions as set forth in document recorded May 15, 1963 in Book 345 at page 293

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Transamerica Title

This 27th day of August A.D. 19 81 at 3:53 o'clock P. M.

July recorded in Vol. M81, of Deeds on file 15277

By EVLYN BIEHN, County Clerk
Bernetha J. Detach

Fee \$10.50