

2014
Vol. M75 Page 30702
Until a change is requested, all tax statements shall be sent to the following address: Erkenbrecher, III, 1203 W. Main St.,
Return to School, Ukiah, Ca. 92084

WARRANTY DEED

THEODORE N. EMARD and DOROTHY L. EMARD, husband and wife, hereinafter referred to as Grantors, do hereby grant, bargain, sell and convey unto BYRON ERKENBRECHER, III, hereinafter referred to as Grantee, his heirs, successors and assigns, that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath, State of Oregon, described as follows:

A parcel of land situated in Sections 14 and 15, Township 34 South, Range 7 East of the Willamette Meridian, more particularly described as follows:

Beginning at the Southeast corner of the West 1/2 West 1/2 Northwest 1/4 of said Section 14; thence North along the East line of said West 1/2 West 1/2 Northwest 1/4 183 feet to a point where said East line intersects the centerline of an existing access road said point hereafter being referred to a Point "A"; thence leaving said East line West 1/2 West 1/2 Northwest 1/4 and following said existing access road in a Westerly direction through portions of said Sections 14 and 15 the following courses and distances: North $61^{\circ} 48' 34''$ West, 483.18 feet to the beginning of a curve to the left; thence along the arc of a 293.3 feet radius curve to the left, 175.30 feet (delta = $34^{\circ} 14' 43''$) to the end of curve; thence South $86^{\circ} 56' 43''$ West, 174.64 feet to the beginning of a curve to the right; thence along the arc of a 576.01 feet radius curve to the right 135.84 feet (delta = $13^{\circ} 30' 45''$) to the end of curve; thence North $82^{\circ} 32' 32''$ West 150.41 feet to an angle point; thence North $88^{\circ} 43' 02''$ West, 281.85 feet to an angle point; thence North $82^{\circ} 51' 42''$ West, 205.13 feet to the beginning of a curve to the right; thence along the arc of 278.37 feet radius curve to the right 158.59 feet (delta = $32^{\circ} 38' 31''$) to a point of reverse curve; thence along the arc of a 458.60 feet radius curve to the left 227.21 feet (delta = $28^{\circ} 23' 15''$) to the end of curve; thence North $78^{\circ} 36' 26''$ West 436.87 feet to an angle point; thence North $75^{\circ} 35' 04''$ West 131.21 feet to the beginning of a curve to the left; thence along the arc of a 262.74 feet radius curve to the left 201.07 feet (delta = $43^{\circ} 50' 47''$) to the end of curve; thence South $60^{\circ} 34' 09''$ West, 315.67 feet to an angle point; thence South $54^{\circ} 20' 06''$ West, 422.43 feet to the beginning of a curve to the right; thence along the arc of a 333.03 feet radius curve to the right 122.21 feet to a point on curve (delta = $21^{\circ} 01' 33''$) said point on curve being a point where said road centerline intersects the Easterly boundary of that certain parcel of land described in Deed recorded in Deed Volume M75, page 437, Klamath County Deed Records

said point also being referred to hereinafter as Point "B" thence leaving said road center line South 02° 31' 11" East, 429.72 feet to a 3/4 inch iron pin; thence South 68° West, 208 feet to a 3/4 inch iron pin on the Easterly bank of the Williamson River; thence Southerly along the Easterly bank of said Williamson River to a point where said river bank intersects the South line of Government Lot 10 of said Section 15; thence East along the South line of said Government Lot 10 to the Southeast corner thereof; thence East along the South line of the North 1/2 Northeast 1/4 Southeast 1/4 of said Section 15 to the Southeast corner thereof; thence East along the South line of the Northwest 1/4 Southwest 1/4 of said Section 14 to the Southeast corner thereof; thence North to the point of beginning.

TOGETHER WITH a non-exclusive private roadway easement for use in common with others over and across a strip of land 30.00 feet in width lying immediately adjacent to but Northerly of the roadway centerline described above running Westerly from Point "A" to Point "B".

SUBJECT TO: (1) The assessment roll and the tax roll disclose that the within described premises were specially assessed as farm land. Taxes for the year 1981-82 and possibly prior years have been deferred pursuant to ORS 308.370 to 308.403. These, plus earned interest are due and payable when said reason for the deferment no longer exists.

(2) Easement, including the terms and provisions thereof, from Hans M. Anderson to Ben W. Ash, dated December 27, 1962, recorded December 27, 1962, in Volume 342 page 189, Deed Records of Klamath County, Oregon.

(3) Non-exclusive Private Roadway, as disclosed by Deed from John S. Kronenberger to Theodore N. Emard and Dorothy L. Emard, husband and wife, dated December 1, 1975, recorded September 27, 1979, in Volume M79 page 22870, Deed Records of Klamath County, Oregon, described as follows: ". . . A non-exclusive private roadway easement from use in common with others over and across a strip of land 30.00 feet in width lying immediately adjacent to but Southerly of the roadway centerline described above running Westerly from Point "A" to Point "B"."

(4) Rights of the Federal Government, the State of Oregon, and the general public in any portion of the herein described premises lying below the high water line of the Williamson River.

to have and to hold the same unto Grantee, his heirs, successors and assigns forever.

Grantors hereby covenant to and with said Grantee, his heirs, successors and assigns, that they are lawfully seized in fee simple of the above-granted premises, free and clear of all encumbrances, except those noted above, and that Grantors will warrant

and forever defend the above-granted premises and every part and parcel thereof against the lawful demands and claims of all persons whomsoever, except those claiming under the above-described encumbrances.

The true and actual consideration paid for this transfer is \$275,000.00.

IN WITNESS WHEREOF, the Grantors have executed this instrument this 25 day of November, 1981.

Theodore N. Emard
Theodore N. Emard

Dorothy L. Emard
Dorothy L. Emard

STATE OF OREGON)
) ss.
County of Klamath)

Before me this 25 day of November, 1981, personally appeared the above-named THEODORE N. EMARD and DOROTHY L. EMARD, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

[Signature]
Notary Public for Oregon
My Commission Expires: 8-15-83

(S E A L)

STATE OF OREGON, COUNTY OF KLAMATH; ss.

Filed for record XXXXXXXXXX

this 2 day of December A.D. 19 81, at 11:52 clock A.M., and

duly recorded in Vol. M 81 of Deeds on Pg. 20752

Fee \$12.00

By [Signature] EVELYN BISHOP, Clerk

AFTER RECORDED, RETURN TO:

1200 Linnell Ave.
Albany, Ca 95706