

K-26731

11763

-WARRANTY DEED-

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PHYLLIS I. CHRISTENSEN and JOANNE G. MELVIN, grantors,
convey to BUEL WALTER BARNETT and JOAN RUTH BARNETT, husband and wife,
all that real property situate in the County of Klamath, State of
Oregon, described as:

A parcel of land situated in the NE 1/4 of Section 6, Town-
ship 36 South, Range 13 E.W.M., Klamath County, Oregon, being
more particularly described as follows: Commencing at a 1 1/2
inch iron pipe with brass cap marking the Southeast corner of
said Northeast quarter of Section 6; thence N 00° 45' 25" E
along the Easterly line of said Section 6, 384.84 feet to a
1/2 inch iron pin marking the point of beginning for this des-
cription; thence continuing N 00° 45' 25" E along said section
line, 510.00 feet to a 1/2 inch iron pin; thence leaving said
section line West, 488.99 feet; thence South 396.27 feet to a
1/2 inch iron pin; thence S 76° 44' 08" E, 495.47 feet to the
point of beginning

SUBJECT TO: An easement 30.00 feet in width for ingress and
egress for use in common with others on that portion of the
above-described property that abuts on the easement the center-
line of which is "Exhibit A" attached hereto, TOGETHER with an
easement 60.00 feet in width for roadway purposes over that
property the centerline of which is described in "Exhibit A"
attached hereto. ALSO easements as shown on Exhibit B attached hereto.

and covenant that grantor is the owner of the above-described property
free of all encumbrances, except reservations, restrictions, easements
and rights of way of record and those apparent upon the land; 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 Three
Thousand Seven Hundred Fifty and No/100ths (\$3,755.00) DOLLARS.

DATED this 9 day of February, 1975.

Phyllis I. Christensen
Joanne G. Melvin

STATE OF CALIFORNIA)
County of San Bernardino) ss.

February 9, 1975.

Personally appeared the above-named PHYLLIS I. CHRISTENSEN and
JOAN G. MELVIN, and acknowledged the foregoing instrument to be their
voluntary act. Before me:



Betty J. Speers
Notary Public for California
My Commission expires: July 14, 1978

Until a change is requested all tax statements shall be mailed
to the following address: 1375 Orchid Dr. San Bernardino, CA

VANDENBERG AND BRANDNESS
ATTORNEYS AT LAW
411 PINE STREET
KLAMATH FALLS, OREGON 97601

return to: *Barnett*
1375 Orchid Dr.
San Bernardino, CA 92404

An easement 60.00 feet in width for roadway purposes the centerline of which is more particularly described in the following parts:

Part I

Commencing at the northeast corner of Section 6, T36S, R13E, W. M. Klamath County, Oregon; thence $S89^{\circ}55'50''W$ along the north line of said Section 6, 328.33 feet to the POINT OF BEGINNING for this part of this description; thence leaving said north section line $S20^{\circ}24'00''W$, 788.62 feet; thence $S24^{\circ}55'02''E$, 181.39 feet to the beginning of a curve to the right; thence along the arc of a 51.05 feet radius curve to the right ($\Delta = 114^{\circ}55'02''$; long chord = $S32^{\circ}32'29''W$, 86.07 feet) 102.38 feet to the end of curve; thence WEST, 118.29 feet; thence $S20^{\circ}24'00''W$, 1286.89 feet; thence WEST, 699.25 feet; thence $N69^{\circ}45'49''W$, 599.61 feet; thence $N20^{\circ}24'00''E$, 2105.45 feet to said north line of Section 6, the terminus of this part of this description.

Part II

Commencing at the northeast corner of said Section 6; thence $S00^{\circ}45'25''W$ along the east line of said Section 6, 616.71 feet to the POINT OF BEGINNING for this part of this description; thence leaving said east section line WEST, 517.35 feet to the terminus of this part of this description.

Part III

Commencing at the southeast corner of the northeast quarter of said Section 6; thence $N00^{\circ}45'25''E$ along the east line of said Section 6, 384.84 feet; thence leaving said east section line $N76^{\circ}44'08''W$, 495.47 feet to the POINT OF BEGINNING for this part of this description; thence WEST, 595.36 feet to the terminus for this part of this description.

Part IV

Commencing at the southeast corner of the northeast quarter of said Section 6; thence $N00^{\circ}45'25''E$ along the east line of said Section 6, 894.84 feet; thence leaving said east section line WEST, 435.00 feet to the POINT OF BEGINNING for this part of this description; thence continuing WEST, 501.98 feet to the terminus of this part of this description.

Part V

Commencing at the northwest corner of the northeast quarter of said Section 6; thence $S00^{\circ}00'11''E$ along the west line of said northeast quarter, 550.00 feet; thence leaving said west quarter section line EAST, 400.03 feet to the POINT OF BEGINNING for this part of this description; thence continuing EAST, 264.73 feet to the terminus of this part of this description.

SUBJECT TO: Easements and rights of way of record and those apparent on the land; Road, power and telephone easements as shown on the partition map on file in Records of Klamath County, Oregon; Reservations and Restrictions of Record; and to the following building and use restrictions which Vendee assumes and agrees to fully observe and comply with, to-wit:

1. That no person shall ever suffer or permit any unlawful, unsightly or offensive use to be made of said premises, nor will any person suffer or permit anything to be done thereon which may be or become a nuisance or annoyance to the neighborhood.
2. That no tree larger than 4 inches in diameter 24 inches above the ground may be cut, except to clear the land for a permanent structure or driveway.
3. That garbage must be disposed of in a sanitary manner, and burning must be done in a barrel with a cover of 1/2-inch wire mesh screen, and further, all owners must comply with the fire protective governing body in that area.
4. That lot owners may permit guests to camp or pitch tents on their lots for a period of not more than 90 days at any one time; provided, however, that such camping shall be done in a good and campmanlike manner.
5. That no temporary housing shall be permitted on any lot, except during the period of construction of a permanent residence, which the exteriors of the residence or any other permanent building is required to be completed within a period of two years after said construction is started, and in no event shall same be permitted for a period in excess of two years; provided, however, a mobile home may be used as permanent dwellings on the premises.
6. It is understood by all owners that the subject property is zoned, S P 1, and they are required to comply with all restrictions as set out in this zone under the Klamath County zoning Ordinance.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record .

this 14 day of May 11:28 A.D. 1982 at 11:28 o'clock A.M., and
duly recorded in Vol. M82, of Deeds on Page 5981

Fee \$12.00

EVLYN BIEHN, County Clerk

By Joyce M. [Signature]