

14920

WARRANTY DEED (INDIVIDUAL)

Vol. 1182 Page 11063

DARLENE M. ZAROSINSKI

THOMAS R. HAMILTON

, hereinafter called grantor, convey(s) to

all that real property situated in the County

of Klamath, State of Oregon, described as:

(SEE ATTACHED "EXHIBIT A" FOR LEGAL DESCRIPTION)

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except as listed on the attached "Exhibit A" which is by this reference hereby made a part hereof

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 \$ 17,443.00.*

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Dated this 24th day of August, 19 82

Darlene M. Zarosinski
DARLENE M. ZAROSINSKI

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STATE OF OREGON, County of Klamath ss.

On this 24th day of August, 19 82 personally appeared the above named Darlene M. Zarosinski and acknowledged the foregoing instrument to be her voluntary act and deed.

Before me:

Notary Public for Oregon

My commission expires: 2/14/85

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)

ZarosinskiCarlisle

TO

After Recording Return to:
Thomas R. Hamilton
1433 East Main Street
Klamath Falls, OR 97601

STATE OF OREGON,)

) ss.

County of (Klamath)

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.

Title

By _____ Deputy

DESCRIPTION

A parcel of land situated in Section 29, Township 37 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, being more particularly described as follows:

Commencing at the Southwest corner of the NW $\frac{1}{4}$ of said Section 29; thence South 88° 48' 32" East along the South line of said NW $\frac{1}{4}$, 59.33 feet to a 5/8 inch iron pin marking the point of beginning for this description; thence continuing South 88° 48' 32" East along said South quarter section line, 1238.60 feet to a 5/8 inch iron pin marking the Southeast corner of the SW $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section 29; thence North 02° 16' 26" West along the East line of said SW $\frac{1}{4}$ NW $\frac{1}{4}$, 744.37 feet to a 5/8 inch iron pin; thence North 88° 48' 32" West, 1084.98 feet to a 5/8 inch iron pin in the centerline of an existing dirt road; thence along said road centerline the following courses and distances: South 14° 12' 26" West, 177.63 feet to a 5/8 inch iron pin; South 09° 21' 48" West, 384.60 feet to a 5/8 inch iron pin; South 05° 24' 21" West, 189.77 feet to the point of beginning.

TOGETHER WITH: A roadway easement 60.00 feet in width lying 30.00 feet on either side of the following described centerline: Commencing at the Southeast corner of the SW $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section 29; thence North 02° 16' 26" West along the East line of said SW $\frac{1}{4}$ NW $\frac{1}{4}$, 271.62 feet to the centerline of Simpson Canyon Road, the point of beginning for this road easement; thence along the centerline of said Simpson Canyon Road the following courses and distances: South 66° 52' 25" East, 227.70 feet; South 85° 08' 49" East, 253.74 feet; North 88° 11' 30" East 287.51 feet; South 58° 58' 47" East, 209.18 feet; South 34° 27' 44" East, 397.76 feet; South 27° 24' 31" East, 760.81 feet; South 30° 42' 36" East, 460.53 feet; South 28° 07' 32" East, 413.24 feet; South 36° 50' 53" East, 404.62 feet; South 68° 28' 33" East, 246.02 feet; thence leaving said Simpson Canyon Road centerline the following courses and distances: North 12° 19' 57" West, 598.13 feet; North 03° 36' 12" West, 374.59 feet to the centerline of a private road easement recorded in Deed Volume M-73 at page 16734, Klamath County Deed Records.

SUBJECT TO: A roadway easement along Simpson Canyon Road 60.00 feet in width lying 30.00 feet on either side of the following described centerline:

Beginning at a point on the East line of the SW $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section 29 from which the Southeast corner of said SW $\frac{1}{4}$ NW $\frac{1}{4}$ bears South 02° 16' 26" East 271.62 feet; thence along the centerline of said Simpson Canyon Road the following courses and distances: North 66° 52' 25" West, 129.58 feet; North 48° 12' 45" West, 273.50 feet; North 40° 09' 10" West, 327.01 feet to the North line of the above described property and the terminus of this easement.

SUBJECT TO:

1. 1982-83 taxes, a lien in an amount to be determined, but not yet payable.

1. The rights of the public in and to that portion of the above property lying within the limits of roads and highways.

2. An easement created by instrument, including the terms and provisions thereof,

Dated : June 23, 1981
Recorded : June 26, 1981 Book: M-81 Page: 11625
In favor of : Pacific Power & Light Co.
(10 feet wide and 282 feet long along East boundary) (This easement should be re-recorded as it says West boundary line of property but the attached map shows it along the East boundary line.)

3. Subject to the By-laws of Simpson Canyon Road Maintenance Association, as disclosed by Document recorded January 25, 1982 in Book M-82 at page 978, Microfilm Records, concerning a Minor Partition.

STATE OF OREGON: COUNTY OF KLAMATH :SS
I hereby certify that the within instrument was received and filed for record on the 25 day of August A.D., 19 82 at 11:00 o'clock A M, and duly recorded in Vol M 82, of Deeds on page 11069

EVELYN BIEHN COUNTY CLERK
by Joyce McNamee Deputy

Fee \$ 8.00