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TIA #M-38-25228-5
WARRANTY DEED (INDIVIDUAL)

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JIMMIE D. BAUGHMAN and MARGARET A. BAUGHMAN, husband and wife

SCOTT DE VRY and BEVERLY DE VRY, husband and wife

all that real property situated in the County of Klamath, State of Oregon, described as:

See Attached Exhibit "A"

THIS DEED IS BEING RERECORDED TO CORRECT A SCRIVNER'S ERROR IN THE LEGAL DESCRIPTION ATTACHED AS 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 \$ 56,000.00 *

**

1982 OCT 26 AM 10 48

Dated this 22nd day of October, 1982.

Jimmie D. Baughman
Margaret A. Baughman

STATE OF OREGON, County of Klamath ss.

On this 25th day of October, 1982 personally appeared the above named Jimmie D. Baughman and Margaret A. Baughman and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Darlene V. Addington
Notary Public for Oregon
My commission expires: 3-22-85

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)

TO

After Recording Return to: *4 Taxes*
Mr. & Mrs. Scott DeVry
2205 Patterson
Klamath Falls, OR 97601
RETURN TO
TA

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 on page Records of Deeds of said County.
Witness my hand and seal of County affixed.

By Deputy

EXHIBIT "A"

A tract of land situated in the S $\frac{1}{2}$ SE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 8, Township 39 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon, being that portion of the S $\frac{1}{2}$ SE $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section 8 lying east of the existing graveled road as described in Deed Volume M-75 at page 15158 of the Klamath County Deed Records, more particularly described as follows:

Beginning at the Southeast corner of said Section 8; thence West, along the South line of said Section 8, 599.50 feet (577 feet by said deed volume M-75 page 15158) to the center line of said existing graveled road; thence Northerly along the center line of said existing road the following courses: North 58° 36' 29" West 52.79 feet, along the arc of a curve to the right (radius = 125.00 feet, central angle = 51° 28' 10") 112.29 feet, North 07° 08' 19" West 279.10 feet, along the arc of a curve to the left (radius = 500.00 feet, central angle = 26° 50' 35") 234.25 feet, North 33° 58' 54" West 57 feet, more or less, to the North line of the said S $\frac{1}{2}$ SE $\frac{1}{4}$ SE $\frac{1}{4}$; thence Easterly along the said North line to the Northeast corner of said S $\frac{1}{2}$ SE $\frac{1}{4}$ SE $\frac{1}{4}$; thence Southerly 660 feet, more or less, to the point of beginning, with bearing based on the South line of the SE $\frac{1}{4}$ of said Section 8 as being West.

EXCEPTING THEREFROM a tract of land situated in the S $\frac{1}{2}$ SE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 8, Township 39 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon, being a portion of the S $\frac{1}{2}$ SE $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section 8, lying East of an existing graveled road described in Deed Volume M-75 at page 15158, Microfilm Records of Klamath County, Oregon, and being more particularly described as follows:

Beginning at the Northeast corner of the S $\frac{1}{2}$ SE $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section 8; thence South 01° 06' 22" West, 75 feet; thence South 75° 51' 11" West, 747.04 feet more or less to the centerline of said existing graveled road; thence along the centerline of said existing road the following courses: Northerly along the arc of a curve to the left (radius = 500.00 feet, central angle = 25° 08' 35") 219.41 feet; thence along the arc of a curve to the left (radius = 500 feet, central angle = 01° 42' 00") 14.84 feet; thence North 31° 16' 01" West 57.18 feet more or less to the North line of the S $\frac{1}{2}$ SE $\frac{1}{4}$ SE $\frac{1}{4}$; thence South 87° 31' 08" East, 833.01 feet along said North line to the point of beginning.

SUBJECT TO:

1. 1982-83 taxes, a lien in an amount to be determined, but not yet payable.
2. Rights of the public in and to any portion of said premises lying within the limits of roads and highways.
3. An easement created by instrument, including the terms and provisions thereof, recorded December 2, 1975 in Book M-75 at page 15158.
4. An easement created by instrument, including the terms and provisions thereof, recorded December 2, 1975 in Book M-75 at page 15160.
5. Subject to determination of the exact location of the cinder road contained in easements recorded June 18, 1974 in Deed Volume M-74 at Page 7514, and recorded March 7, 1979 in Volume M-79 at pages 5220 and 5222, Microfilm Records of Klamath County, Oregon.
6. Trust Deed, including the terms and provisions thereof, recorded March 19, 1979 in Book M-79 at page 6154 in favor of Klamath First Federal Savings and Loan Association, which Trust Deed the Grantees herein assume and agree to pay according to the terms contained therein.
7. Well Usage Rights Easement, including the terms and provisions thereof, recorded May 4, 1982 in Book M-82 at page 5527, to the future owner of a portion of property to the North.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record . . .

this 22nd day of November A.D. 1982 at 3:40 o'clock P M., and

duly recorded in Vol. M82, of Deeds on Page 15572

By EVELYN BIEHN, County Clerk
Bernetha A. Ketch

Fee \$8.00