

MOUNTAIN TITLE COMPANY

19504

WARRANTY DEED

MTZ 11891715 Page 896

KNOW ALL MEN BY THESE PRESENTS, That WM G. COLE who took title as WILLIAM G. COLE

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ROGER F. MARSHALL and ROSANNE MARSHALL, husband and wife, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

A tract of land situated in the NW $\frac{1}{4}$ of Section 18, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Northwest corner of said Section 18; thence South 00° 01' 10" West 2192.47 feet; thence South 89° 51' 42" East 187.40 feet to the true point of beginning; thence South 89° 51' 42" East 187.40 feet; thence South 00° 02' 03" East 465.00 feet to the South line of the NW $\frac{1}{4}$ of said Section 18; thence North 89° 51' 42" West along said line, 187.40 feet; thence North 00° 02' 03" West, 465.00 feet to the true point of beginning, with bearings based on recorded Survey No. 2026, as recorded in the Klamath County Surveyor's Office.

- continued on the reverse side of this deed -

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except as stated on the reverse side of this deed and those apparent upon the land, if any, as of the date of this deed

and that grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$10,000.00. ~~However, the actual consideration consists of the whole or part of the consideration indicated which is~~ (The sentence between the symbols ©, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 17 day of January, 1983; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

(If executed by a corporation,
affix corporate seal)

WM G. COLE

STATE OF OREGON,)
County of Klamath) ss.
January 17, 1983

STATE OF OREGON, County of) ss.
January 17, 1983

Personally appeared

and

who, being duly sworn,
each for himself and not one for the other, did say that the former is the
president and that the latter is the
secretary of

Personally appeared the above named
WM G. COLE
and acknowledged the foregoing instru-
ment to be his voluntary act and deed.

and that the seal affixed to the foregoing instrument is the corporate seal
of said corporation and that said instrument was signed and sealed in be-
half of said corporation by authority of its board of directors; and each of
them acknowledged said instrument to be its voluntary act and deed.

(OFFICIAL
SEAL)

Notary Public for Oregon

My commission expires: 6/19/82

Notary Public for Oregon

My commission expires:

(OFFICIAL
SEAL)

Mr. WM G. Cole

GRANTOR'S NAME AND ADDRESS

Mr. & Mrs. Roger F. Marshall
513 N. 3rd Street
Lompoc, CA 93436

GRANTEE'S NAME AND ADDRESS

After recording return to:

SAME AS GRANTEE

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

SAME AS GRANTEE

NAME, ADDRESS, ZIP

STATE OF OREGON,

ss.

County of

I certify that the within instru-
ment was received for record on the
day of , 19 ,

at o'clock M., and recorded
in book on page or as
file/reel number

Record of Deeds of said county.

Witness my hand and seal of
County affixed.

Recording Officer

Deputy

By

MOUNTAIN TITLE COMPANY

TOGETHER WITH the right of ingress and egress over the following described roads: 60 foot wide strips of land situated in the N $\frac{1}{2}$, Section 18, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, being 30 feet on either side of, measured at right angles from, the following described center lines: Beginning at a point on the Easterly right of way line of State Highway 39; said point being South 00° 01' 10" West 2162.47 feet and South 89° 51' 42" East 25.31 feet from the Northwest corner of said Section 18; thence South 89° 51' 42" East 2548.10 feet to a point, North 89° 51' 42" West 30.00 feet from the East line of the NW $\frac{1}{4}$, said Section 18.

ALSO beginning at the center $\frac{1}{4}$ corner of said Section 18; thence North 00° 00' 23" East, 1334.32 feet to the C-11/16 corner of said Section 18.

ALSO beginning at a point South 00° 01' 10" West 2162.47 feet and South 89° 51' 42" East 1323.84 feet from the Northwest corner of said Section 18; thence South 89° 51' 42" East 465.00 feet to the South line of the NW $\frac{1}{4}$, said Section 18.

ALSO beginning at a point South 00° 01' 10" West 2132.47 feet and South 89° 51' 42" East 599.83 feet from the Northwest corner of said Section 18; thence North 00° 00' 42" West 409.32 feet; thence South 89° 59' 04" East 132.38 feet; thence on the arc of a curve to the right (radius = 250.00 feet, central angle = 47° 03' 50") 205.35 feet; thence South 42° 55' 14" East 81.00 feet; thence on the arc of a curve to the left (radius = 175.06 feet, central angle = 71° 03' 30") 117.11 feet; thence North 00° 00' 16" East 144.49 feet; thence on the arc of a curve to the left (radius = 310.00 feet, central angle = 69° 18' 42") 447.60 feet; thence North 03° 17' 26" West 107.55 feet to the North line of the SE $\frac{1}{4}$ NW $\frac{1}{4}$, said Section 18.

SUBJECT TO:

1. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads, or highways.
2. The premises herein described are within and subject to the statutory powers, including the power of assessment of Klamath Project and Enterprise Irrigation District.
3. Subject to an easement for irrigation ditch as shown on plat number 33-71.
4. Subject to the restriction that no mobile home be placed on said property, as disclosed by Deed recorded in Volume M80, page 23222, Microfilm Records of Klamath County, Oregon.
5. Subject to an easement for delivery of irrigation water from the Enterprise Irrigation District Canal, as disclosed by Warranty Deed recorded in Volume M80, page 23222, Microfilm Records of Klamath County, Oregon.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record . . . 3:35
this 17 day of Jan A.D. 19 83 at o'clock P M
duly recorded in Vol. M83, of Deeds on a 8.96
Fee \$8.00
By Evelyn Biehn, County Clerk