

21830

TA- 25863

WARRANTY DEED

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ERNEST WISEMAN and GRACE WISEMAN, husband and wife,  
convey and warrant to ARDEN D. NELSON and FAITH S. NELSON,  
husband and wife, Grantees, the following described real  
property located in Klamath County, State of Oregon, free of  
all encumbrances except as specifically set forth herein:

A parcel of land situated in the W 1/2 SW 1/4  
Section 34, Township 38 South, Range 11 1/2 East  
of the Willamette Meridian, Klamath County, Oregon  
being more particularly described as follows:

Commencing at the SW corner of said Section 34;  
thence North along the West line of said Section  
34, 630.00 feet; thence leaving said section  
line North 89° 51' 27" East, 660.00 feet to  
POINT OF BEGINNING for this description; thence  
North 89° 51' 27" East, 474.42 feet to the begin-  
ning of a curve; thence along the arc of a 180.00  
feet radius curve to the right, 280.36 feet (delta  
= 89° 14' 33"); thence North 00° 54' 00" West  
along the Westerly boundary of a parcel of land  
described in Book 245 at page 17, Records of Klamath  
County, Oregon, 562.70 feet; thence leaving said  
Westerlyline West, 646.00 feet; thence South 386.64  
feet to the point of beginning.

TOGETHER WITH A NON-EXCLUSIVE ROAD ACCESS EASEMENT DESCRIBED  
AS:

A strip of land 60.00 feet in width lying 30.00 feet  
on each side of centerline for public roadway purposes  
situate in the W 1/2 SW 1/4 of Section 34, Township 38  
S. Range 11 1/2 EWM, Klamath County, Oregon, the center-  
line of which is more particularly described as follows:

Beginning at a point on the South line of said  
Section 34 from which the Southwest corner of said  
Section 34, bears S. 89° 51' 27" W, 1291.94 feet;  
thence leaving said section line N. 00° 54' 00" W  
parallel to but 30.00 feet Westerly of a parcel of  
land described in Book 245 at page 17, Records of  
Klamath County, Oregon, a distance of 452.03 feet to  
the beginning of a curve, thence along the arc of a  
150.00 feet radius curve to the left 233.64 feet  
(delta = 89° 14' 33"); thence leaving said curve S.  
89° 51' 27" W, 1134.48 to a point on the Westerly  
line of said Section 34 from which the SW corner of  
said Section 34 bears South, 600.00 feet.

TOGETHER WITH: Beginning at a point which is North  
631.57 feet and East 630.00 feet from the SW corner  
of said Section 34; thence running North, 1349.81  
feet to a point of termination.

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## SUBJECT TO:

1. Reservations, restrictions, rights, of way, easements of record and those apparent on the land;

2. Rights of the public in and to any portion of the herein described property lying within the limits of streets and roads;

3. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Horsefly Irrigation District;

4. Covenants, conditions and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms and provisions thereof, recorded July 13, 1971 in Volume M71, page 7331, Microfilm Records of Klamath County, Oregon;

5. An easement created by instrument, including the terms and provisions thereof, dated March 28, 1972, recorded March 29, 1972, in Volume M72, page 3293, Microfilm Records of Klamath County, Oregon in favor of: Pacific Power & Light Company for: Transmission and distribution line, affects: Location not disclosed.

The true and actual consideration paid for this conveyance is \$6,000.00.

WITNESS Grantors' hands this 9 day of November, 1976.

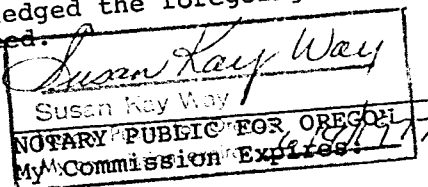
*Ernest E. Wiseman*

*Grace L. Wiseman*

STATE OF OREGON )  
County of Klamath ) ss.

Personally appeared ERNEST WISEMAN and GRACE WISEMAN, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

BEFORE ME:



Unless a change is requested all tax statements shall be sent to:

Mr. and Mrs. Arden Nelson  
Box 66  
Dairy, Oregon 97625

AFTER RECORDING RETURN TO:

Mr. and Mrs. Arden Nelson  
Box 66  
Dairy, Oregon 97625

STATE OF OREGON: COUNTY OF KLAMATH :ss

I hereby certify that the within instrument was received and filed for record on the 26th day of April A.D., 1983 at 10:45 o'clock A M, and duly recorded in Vol M33, of 2 Deeds on page 6338

EVELYN BIEHN COUNTY CLERK  
by *Susan Kay Way* Deputy

Fee \$ 8.00