

26976

MTC 12671-L

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That

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Theodore E. Siemens and Richard E. Siemens, each to an undivided one-half interest hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Winema Peninsula, Inc. an Oregon Corporation 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:

"REFER TO THE LEGAL DESCRIPTION AS IT APPEARS ON THE REVERSE OF THIS DEED"

MOUNTAIN TITLE COMPANY INC.

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 set forth on the reverse of this deed, or those apparent upon the land, if any, as of the date of this deed.

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 \$ 27,500.00 However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which).

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 7th day of August, 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.

Theodore E. Siemens

Richard E. Siemens

STATE OF OREGON

County of Klamath

STATE OF OREGON, County of Klamath

Personally appeared

Theodore E. Siemens

Richard E. Siemens

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 7/13/85

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

Theodore & Richard Siemens
1912 "C" Dawn Ct
Klamath Falls, OR 97601
Winema Peninsula, Inc.
P.O. Box 384
Chiloquin, OR 97624

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,

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 or as file/reel number

Record of Deeds of said county. Witness my hand and seal of County affixed.

Recording Officer

Deputy

DESCRIPTION

ASPRS
13627

A part of Lots 33 and 32, Section 16, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, lying East of U. S. Highway Number 97 and being more particularly described as follows:

Beginning at the quarter section corner on the South boundary of Section 16, Township 35 South, Range 7 East of the Willamette Meridian; thence North along the center section line of Section 16 a distance of 1320.0 feet to the Northwest corner of Lot 33, which corner is marked with a 3/4 inch iron pipe; thence East along the North boundary of Lot 33 a distance of 323.30 feet more or less to a point on the Easterly right of way boundary of U. S. Highway Number 97, which point is marked with a 3/4 inch iron pipe; thence South 2° 22' West along said right of way boundary a distance of 333.30 feet to a 3/4 inch iron pipe marking the true point of beginning of this description; thence North 62° 07' East a distance of 395.00 feet to the center of an existing water well; thence continuing North 62° 07' East 234.30 feet to a 3/4 inch iron pipe which bears South 40.00 feet distant from the North boundary of Lot 33; thence East parallel with aforesaid boundary, 454.20 feet to the East boundary of Lot 33; thence South along same, 95.00 feet; thence in Lot 32, East 107.27 feet; thence South 32° 20' East 381.50 feet; thence South 9° 30' West 205.30 feet to a 2 inch iron pipe on the South boundary of Lot 32; thence West along the South boundary of Lots 32 and 33 a distance of 1301.30 feet more or less to the Easterly right of way boundary of U. S. Highway Number 97; thence North 2° 22' East along same, 326.00 feet to the true point of beginning.

TOGETHER WITH the right to construct, use and maintain a roadway for ingress and egress, as follows:

The right to construct, use and maintain a roadway for ingress and egress to the land above described on and across Lot 33, Section 16, Township 35 South, Range 7 East of the Willamette Meridian, said roadway to be a strip of land not to exceed 40.00 feet in width lying 20.00 feet on each side of the following described centerline:

Beginning at a 3/4" iron pipe at the intersection of the Easterly right of way boundary of U.S. Highway Number 97 and the North boundary of Lot 33, Section 16, Township, Range Base and Meridian aforesaid; thence South 2° 22' West along said right of way boundary, a distance of 178.4 feet to the true point of beginning of this description; thence North 73° 56' 40" East a distance of 572.20 feet to a point which bears South 20.00 feet from the North boundary of Lot 33; thence East parallel with the North boundary of Lot 33 a distance of 454.20 feet, more or less, to the East boundary of Lot 33."

SUBJECT TO:

1. Taxes for the fiscal year 1983-1984, a lien, not yet due and payable.
2. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads, or highways.
3. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Modoc Irrigation District.
4. Conditions and restrictions as contained in Deed to Restricted Indian Land recorded in Volume 293, page 296, Deed Records of Klamath County, Oregon.
5. Grant of Right of Way, including the terms and provisions thereof,
Dated: August 24, 1962
Recorded: September 11, 1962
Volume: 340, page 112, Deed Records of Klamath County, Oregon
In favor of: Pacific Power & Light Company, a Maine corporation
For: Electric transmission and distribution lines

13628

STATE OF OREGON,

County of Linn } ss.

BE IT REMEMBERED, That on this 14th day of August, 1983,
before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within
named Richard E. Siemens

known to me, to be the identical individual described in and who executed the within instrument and
acknowledged to me that he executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed
my official seal the day and year last above written.



[Signature]
Notary Public for Oregon
My Commission expires 01-07-85

STATE OF OREGON,)
County of Klamath)

Filed for record at request of

on this 15th day of August A.D. 1983
at 10:34 o'clock A M, and duly
recorded in Vol. M83 of Deeds
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EVELYN BIEHN, Cou. t. Clerk

By [Signature] Deputy
\$2.00
Fee