

29413

TA-38-26764

WARRANTY DEED (INDIVIDUAL)

Vol. 1183

Page

17655

ANDREW A. PATTERSON and PAMELA C. PATTERSON, husband and wife
 WILLIAM W. TINNISWOOD, JR. or SUSAN I. TINNISWOOD, husband and wife
 of Klamath, State of Oregon, described as: all that real property situated in the County

SEE ATTACHED 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 \$ 75,000.00 *

Dated this 10th day of October, 19 83

Andrew Patterson
Pamela C Patterson

STATE OF OREGON, County of Klamath) ss.

On the 13TH day of October, 19 83 personally appeared the above named
 Andrew A. Patterson and Pamela C. Patterson and acknowledged the foregoing
 instrument to be their voluntary act and deed.



Before me:

Ronald J. Tucker

Notary Public for Oregon

My commission expires: 10-13-86

- * 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:

KFFSL
 2943 South
 K Falls OR 97603

STATE OF OREGON,)

County of) ss.

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 _____

Title _____

Deputy _____

'83 OCT 14 AM 10 37

EXHIBIT "A"

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

Beginning at the Northwest corner of said Section 18; thence South 0° 01' 10" West along the West line of said Section 18 a distance of 2132.47 feet; thence South 89° 51' 42" East a distance of 2034.90 feet; thence North 0° 00' 23" East a distance of 628.10 feet to the true point of beginning of this description; thence North 89° 59' 04" West a distance of 485.0 feet, more or less, to the Easterly line of a 60 foot roadway; thence along said Easterly line and along the arc of a 400 foot radius curve to the right, having a central angle of 19° 20' 10" a distance of 134.99 feet; thence South 89° 59' 04" East a distance of 507.6 feet to a point which bears South 0° 00' 23" West from the point of beginning; thence North 0° 00' 23" East a distance of 132.0 feet, more or less, to the point of beginning.

TOGETHER WITH the right of ingress and egress over the following described roads: 60 foot strips of land situated in the N $\frac{1}{2}$, Section 18, Township 39 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of 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 $\frac{1}{4}$ of said Section 18.

ALSO beginning at the center quarter corner of said Section 18; thence North 00° 00' 23" East 1334.32 feet to the C-N 1/16 corner of said Section 18. ALSO beginning at a point South 00° 01' 10" West 2192.47 feet and South 89° 51' 42" East 1323.84 feet from the Northwest corner of said Section 18; thence South 00° 02' 03" 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° 02' 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") 217.11 feet; thence North 66° 01' 16" East 144.49 feet; thence on the arc of a curve to the left (radius = 370.00 feet, central angle = 69° 18' 42") 447.60 feet; thence North 03° 17' 26" West 157.53 feet to the North line of the SE $\frac{1}{4}$ NW $\frac{1}{4}$, said Section 18.

SUBJECT TO:

1. Taxes for the year 1983-84 are now a lien but not yet payable.
2. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Enterprise Irrigation District.
3. An easement created by instrument, including the terms and provisions thereof,

Dated : October 17, 1978
 Recorded : October 18, 1978 Book: M-78 Page: 23313
 For : Delivery of irrigation water from the Enterprise Irrigation District Canal

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

Dated : March 7, 1980
 Recorded : March 11, 1980 Book: M-80 Page: 4633
 In favor of : Pacific Power & Light Company

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record ..

this 14th day of October A.D. 19 83 at 10:37 o'clock A.M., and
 duly recorded in Vol. M83, of Deeds on Page 17655

Fee: \$8.00

By EVELYN BIEHN, County Clerk
[Signature]