

30466

WARRANTY DEED

Vol. 7483 Page 19393

MTC 13098 DARLENE M. ZAROSINSKI

KNOW ALL MEN BY THESE PRESENTS, That

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by  
 THOMAS R. HAMILTON, 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 ap-  
 pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

SEE LEGAL DESCRIPTION ON THE REVERSE SIDE OF THIS DEED

- continued on the reverse side of this deed -

## MOUNTAIN TITLE COMPANY INC.

The intent of this deed is a partial cancellation of the original Contract  
 of Sale Between the Grantor and Grantee herein dated August 19, 1981 and recorded  
 January 15, 1982, in Volume M32, page 636. Microfilm Records of Klamath County, Oregon.  
 (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 all 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 \$ to partially  
 However, the actual consideration consists of or includes other property or value given or promised which is  
 The whole consideration (indicate which). (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 7th day of November, 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.

*Darlene M. Zarosinski*  
 DARLENE M. ZAROSINSKI

(If executed by a corporation,  
 affix corporate seal)

STATE OF OREGON,

County of Klamath  
 November 7, 1983.

Personally appeared the above named  
 DARLENE M. ZAROSINSKI

and acknowledged the foregoing instru-  
 ment to be her voluntary act and deed.

Before me:  
*Kristin L. Garrison*  
 (OFFICIAL SEAL)

Notary Public for Oregon  
 My commission expires: 6/19/87

STATE OF OREGON, County of \_\_\_\_\_ ) ss.  
 \_\_\_\_\_, 19\_\_\_\_

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 \_\_\_\_\_

\_\_\_\_\_ a corporation,  
 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.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon  
 My commission expires:

Darlene M. Zarosinski

GRANTOR'S NAME AND ADDRESS

Thomas R. Hamilton  
 1433 East Main  
 Klamath Falls, OR 97601

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 \_\_\_\_\_ ) ss.

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.

SPACE RESERVED

FOR

RECORDER'S USE

By \_\_\_\_\_

Recording Officer

Deputy

SUBJECT TO:

1. Taxes for the fiscal year 1981-1982, due and payable.
2. Taxes for the fiscal year 1982-1983, due and payable.
3. Taxes for the fiscal year 1983-1984, due and payable.
4. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Simpson Canyon Road Maintenance Association.
5. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads, or highways.
6. Private Road Easement, including the terms and provisions thereof, as contained in Deed recorded December 31, 1973, in Volume M73, page 16734, Microfilm Records of Klamath County, Oregon, and re-recorded January 14, 1974, in Volume M74, page 468, Microfilm Records of Klamath County, Oregon.
7. Subject to the terms and provisions of an Easement Agreement for existing roadways, by and between James R. DeBaun, Trustee, and/or any Successor Trustee under written Declaration of Trust dated September 7, 1972; George F. and Eunice Dolling, husband and wife; Darlene Zarosinski; and Zarco, Inc., an Oregon corporation, recorded August 7, 1975, in Volume M75, page 9197, Microfilm Records of Klamath County, Oregon.

A parcel of land situated in Sections 29 and 30, Township 37 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Commencing at the Northeast corner of Section 30, which marks the beginning of this description; thence South  $02^{\circ} 54' 28''$  East, a distance of 729.58 feet to the centerline of an existing dirt road known as Simpson Canyon Road; thence along the centerline of said road, South  $40^{\circ} 48' 13''$  East a distance of 250.00 feet in said Section 29; thence South  $49^{\circ} 11' 47''$  West a distance of 194.71 feet to the intersection of the North-South line between Sections 29 and 30; thence South  $02^{\circ} 54' 28''$  East a distance of 385.00 feet; thence North  $88^{\circ} 48' 32''$  West to an intersection with the West line of the SE $\frac{1}{4}$  of the NE $\frac{1}{4}$  of said Section 30; thence in a Northerly direction to the Northwest corner of the NE $\frac{1}{4}$  of the NE $\frac{1}{4}$  of said Section 30; thence in an Easterly direction to the point of beginning.

TOGETHER WITH easements 60.00 feet in width lying 30.00 feet on each side of the centerline along existing roads in Sections 29, 30 and 19, Township 37 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, the centerline of which are more particularly described as follows:

Commencing at the Southeast corner of said Section 29; thence North  $88^{\circ} 07' 44''$  West along the South line of said Section 29, 803.28 feet; thence leaving said South section line North 348.02 feet to the centerline of Simpson Canyon Road to the point of beginning for this description; thence along said Simpson Canyon Road centerline the following courses and distances: South  $71^{\circ} 24' 26''$  West, 75.38 feet; North  $79^{\circ} 48' 23''$  West, 387.39 feet; North  $64^{\circ} 42' 29''$  West, 375.09 feet; North  $68^{\circ} 28' 33''$  West, 246.02 feet; North  $36^{\circ} 50' 53''$  West, 404.62 feet; North  $28^{\circ} 07' 32''$  West 413.24 feet; North  $30^{\circ} 42' 36''$  West, 460.53 feet; North  $27^{\circ} 24' 31''$  West, 760.81 feet; North  $34^{\circ} 27' 44''$  West 397.76 feet; North  $58^{\circ} 58' 47''$  West, 209.18 feet; South  $88^{\circ} 11' 30''$  West, 287.51 feet; North  $85^{\circ} 08' 49''$  West, 253.74 feet; North  $66^{\circ} 52' 25''$  West, 357.28 feet; North  $48^{\circ} 12' 45''$  West, 273.50 feet; North  $40^{\circ} 09' 10''$  West, 358.58 feet; North  $28^{\circ} 51' 23''$  West, 536.31 feet; North  $39^{\circ} 31' 53''$  West, 366.44 feet; North  $40^{\circ} 48' 13''$  West, 515.26 feet, and the terminus of this description.

check with the appropriate city or county planning department to verify approved uses."

STATE OF OREGON: COUNTY OF KLAMATH: ss  
I hereby certify that the within instrument was received and filed for record on the 10th day of November A.D., 19 83 at 11:08 o'clock A M, and duly recorded in Vol M83, of Deeds on page 19393.

EVELYN BIEHN, COUNTY CLERK

by Pam Smith deputy

Fee \$8.00