

JAMES N. EMARD

RICHARD E. BURDE and ELLEN LORRAINE BURDE, husband and wife, hereinafter called grantor, convey(s) to

of Klamath, State of Oregon, described as: all that real property situated in the County

for Description see Exhibit "A" attached hereto

THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY PARTICULAR USE MAY BE MADE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT. A BUYER SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

52 and covenant(s) that grantor is the owner of the above described property free of all encumbrances except those contained in exhibit "A" attached hereto

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 \$43,000.00.

84 Dated this 20th day of January, 19 84.

James N. Emard  
James N. Emard

STATE OF OREGON, County of Klamath ) ss.

January 23, 19 84 personally appeared the above named James N. Emard and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me:

Vickie J. Gobbom  
Notary Public for Oregon

My commission expires: 1/23/85

- \* 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)

James N. Emard

TO

Richard E. Burde

Ellen Lorraine Burde

After Recording Return to: 4 Tapes  
Richard D. Burde

Ellen Lorraine Burde

P. O. Box 258

Chiloquin, OR 97624

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

The following described real property in Klamath County, Oregon:

Lot 3 in Block 3 of WOODLAND PARK, together with an undivided 1/88th interest in the following described land, 2 parcels situated in Lots 1 and 2, Section 15, Township 34 South, Range 7 East of the Willamette Meridian, and being more particularly described as follows:

PARCEL 1

Beginning at the Northwest corner of said Section 15, Township 34 South, Range 7 East of the Willamette Meridian, and running thence along the North line of said Section North 89° 42' 15" East 400 feet; thence South 62.42 feet; thence South 46° 57' 20" West 408.82 feet to the Northeastly bank of the Williamson River; thence following said river bank North 37° 53' 20" West 136.90 feet; thence North 16° 33' West 60.98 feet to the West line of Section 15; thence Northerly on said Section line 172.92 feet to the point of beginning.

PARCEL 2

Beginning at the Northwest corner of Section 15, Township 34 South, Range 7 East of the Willamette Meridian, and running thence North 89° 42' 15" East 400.0 feet along the North line of said Section 15; thence South 62.42 feet; thence South 50° 43' 50" East 453.16 feet; thence South 76° 17' 30" East 886.79 feet to the true point of beginning of this description; thence South 35° 56' 30" West 446.55 feet to a point on the Northeastly bank of Williamson River; thence South 45° 32' 20" East 84.00 feet; thence North 44° 52' 10" East 411.58 feet; thence North 34° 25' 40" West 156.01 feet, more or less, to the true point of beginning of this description.

SUBJECT TO:

1. The rights of the public and of Governmental bodies in and to any portion lying below mean high water of the Williamson River.
2. An easements, created by instrument, including the terms and provisions thereof,  
 Dated : September 2, 1966  
 Recorded : October 21, 1966 Book: M-66 Page: 10198  
 In favor of : Pacific Power and Light Co.  
 For : Easement 60 feet in width over Government Lots 1 and 2 in Section 15, Township 35 S., Range 7 E., W.M.
3. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of Woodland Park.

STATE OF OREGON: COUNTY OF KLAMATH:ss  
 I hereby certify that the within instrument was received and filed for record on the 27th day of January A.D., 1984 at 10:52 o'clock A.M. and duly recorded in Vol M84, of Deeds on page 1480.

Fee \$ 8.00

EVELYN BIEHN, COUNTY CLERK

by Barbara Smith Deputy