

32992

TA 38-27102-2

WARRANTY DEED (INDIVIDUAL)

Vol. 1184 Page 1495

THEODORE N. EMARD and DOROTHY L. EMARD, husband and wife  
hereinafter called grantor, convey(s) to

DANNY R. ALLEN and CYNTHIA L. ALLEN, husband and wife  
all that real property situated in the County

of Klamath, State of Oregon, described as:

SEE ATTACHED EXHIBIT "A"

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.

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 \$ 11,500.00.

Dated this 19th day of January, 1984.

Theodore N. Emard  
Dorothy L. Emard

STATE OF OREGON, County of Klamath ss.

ON the 26th day of January, 1984 personally appeared the above named  
Theodore N. Emard and Dorothy L. Emard and acknowledged the foregoing  
instrument to be their voluntary act and deed.

Before me:

Russell C. Ritchie  
Notary Public for Oregon

My commission expires: 11-2-86

- \* 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:

TAX STATEMENTS TO:  
Mr. & Mrs. Danny R. Allen  
Rt. 2 Box 138  
Bonanza, Ore.

STATE OF OREGON,

ss.

County of

I certify that the within instrument was received for record  
on the day of 1984

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

EXHIBIT "A"

A tract of land situated in Government Lot 17 of Section 28, Township 35 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a  $\frac{1}{2}$  inch iron pin on the East line of the SE $\frac{1}{4}$  of said Section 28, as established by Survey No. 146 of the Klamath County Surveyor's Records, said  $\frac{1}{2}$  inch iron pin being North 2038.92 feet from the Southeast corner of said Section 28, as established by said Survey No. 146; thence continuing North 186.08 feet to a  $\frac{1}{2}$  inch iron pin; thence West 660.16 feet to a  $\frac{1}{2}$  inch iron pin on the Easterly line of that tract of land as described in Deed Volume M-80 at page 5100, as recorded in the Klamath County Deed Records; thence along said Easterly line, South 08° 42' 03" East 188.25 feet to a  $\frac{1}{2}$  inch iron pin; thence East 631.38 feet to the point of beginning.

## SUBJECT TO:

1. Rights of the public in and to any portion of said premises lying within the limits of roads and highways.
2. An easement created by instrument, including the terms and provisions thereof,  
 Dated : January 26, 1943  
 Recorded : February 11, 1943 Book: 153 Page: 57  
 In favor of : California Oregon Power Company
3. An easement created by instrument, including the terms and provisions thereof,  
 Dated : January 26, 1960  
 Recorded : May 19, 1960 Book: 321 Page: 305  
 In favor of : California Oregon Power Company
4. An easement created by instrument, including the terms and provisions thereof,  
 Dated : November 2, 1960  
 Recorded : November 9, 1960 Book: 325 Page: 270  
 In favor of : California Oregon Power Company
5. An easement created by instrument, including the terms and provisions thereof,  
 Dated : May 28, 1977  
 Recorded : August 2, 1977 Book: M-77 Page: 14275  
 In favor of : Emmaline Oates et al.  
 Dated : December 7, 1977  
 Recorded : December 8, 1977 Book: M-77 Page: 23836  
 In favor of : Bud Roberts, et al.  
 Dated : May 28, 1977  
 Recorded : January 4, 1978 Book: M-78 Page: 146  
 In favor of : Kenneth M. Ambers et al.  
 Dated : March 8, 1978  
 Recorded : April 3, 1979 Book: M-79 Page: 7338  
 In favor of : Robnett Construction et al.

## EXHIBIT "B"

The Grantor reserves a 30 foot easement for ingress and egress over the Westerly 30 feet of the following property:

Beginning at a  $\frac{1}{2}$  inch iron pin on the East line of the SE $\frac{1}{4}$  of said Section 28, as established by Survey No. 146, of the Klamath County Surveyor's records, said  $\frac{1}{2}$  inch iron pin being North 2038.92 feet from the Southeast corner of said Section 28, as established by said Survey No. 146; thence continuing North 186.08 feet to a  $\frac{1}{2}$  inch iron pin; thence West 660.16 feet to a  $\frac{1}{2}$  inch iron pin on the Easterly line of that tract of land as described in Deed Volume M-80 at page 5100, as recorded in the Klamath County Deed Records; thence, along said Easterly line, South 08° 42' 03" East 188.25 feet to a  $\frac{1}{2}$  inch iron pin; thence East 631.38 feet to the point of beginning.

TOGETHER WITH a 30 foot easement for ingress and egress across the Westerly 30 feet of the following property:

A tract of land situated in Government Lot 17 of Section 28, Township 35 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a  $\frac{1}{2}$  inch iron pin on the East line of the SE $\frac{1}{4}$  of said Section 28, as established by Survey No. 146, of the Klamath County Surveyor's records, said  $\frac{1}{2}$  inch iron pin being North 2225.00 feet from the Southeast corner of said Section 28, as established by said Survey No. 146; thence West 660.16 feet to a  $\frac{1}{2}$  inch iron pin on the Easterly line of that tract of land as described in Deed Volume M-80 at page 5100, as recorded in the Klamath County Deed Records; thence, along said Easterly line, North 08° 42' 03" West 358.35 feet to a  $\frac{5}{8}$  inch iron pin on the agreement line as shown on Survey No. 3360, as recorded in the office of the Klamath County Surveyor, and as recorded in Deed Volume 295 at page 366 of the said Klamath County Deed Records; thence South 89° 00' 23" East, along said agreement line, 717.47 feet to a  $\frac{5}{8}$  inch iron pin on the East line of said SE $\frac{1}{4}$  from which the East  $\frac{1}{4}$  corner of said Section 28, as established by said Survey No. 146, bears North 12.85 feet; thence South 341.84 feet to the point of beginning.

STATE OF OREGON, )  
County of Klamath )  
Filed for record at request of

on this 27th day of Jan A.D. 19 84  
at 10:53 o'clock A M, and duly  
recorded in Vol. M84 of Deeds  
page 1495

EVELYN BIEHN, County Clerk

By [Signature] Deputy

Fee 12.00