

1-1-74  
36033

SPECIAL WARRANTY DEED

Vol. 184 Page 6980



KNOW ALL MEN BY THESE PRESENTS, That  
GEORG H. NICKLES, hereinafter called grantor,  
for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto  
MARTY D. GARMAN and PATRICIA L. GARMAN, husband and wife,  
hereinafter called grantee, and unto grantee's heirs, successors and assigns all of that certain real property with the  
tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County  
of Klamath, State of Oregon, described as follows, to-wit:

See reverse hereof for legal description, which is by this reference made a part hereof  
as fully as if set out in detail hereat.

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.

(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 the grantor hereby covenants to and with the said grantee and grantee's heirs, successors and assigns  
that said real property is free from encumbrances created or suffered thereon by grantor and that grantor will war-  
rant and defend the same and every part and parcel thereof against the lawful claims and demands of all persons  
claiming by, through, or under the grantor.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 9,000.00. ---  
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 19th day of April, 1984;  
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.

(If executed by a corporation,  
affix corporate seal)

STATE OF OREGON, } ss.  
County of Clackamas  
April 19, 1984

Personally appeared the above named

GEORGE H. NICKLES

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

(OFFICIAL  
SEAL)

Notary Public for Oregon  
My commission expires Jan. 5, 1986

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:

GEORG H. NICKLES  
19291 S. Highway 213  
Oregon City, Oregon 97045

GRANTOR'S NAME AND ADDRESS

MARTY D. & PATRICIA L. GARMAN  
1901 Gary Street  
Klamath Falls, Oregon 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

KFFS+L  
540 MAIN ST  
KFO 97601

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

MARTY D. & PATRICIA L. GARMAN

NAME, ADDRESS, ZIP

STATE OF OREGON, } ss.  
County of \_\_\_\_\_

I certify that the within instru-  
ment was received for record on the  
\_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_  
at \_\_\_\_\_ o'clock M., and recorded  
in book/reel/volume No. \_\_\_\_\_ on  
page \_\_\_\_\_ or as document/fee/file/  
instrument/microfilm No. \_\_\_\_\_  
Record of Deeds of said county.

Witness my hand and seal of  
County affixed.

By \_\_\_\_\_ Deputy

SPACE RESERVED  
FOR  
RECORDER'S USE

Legal description of real property, being situate in the County of Klamath,  
State of Oregon:

6981

A parcel of land situated in the SW $\frac{1}{4}$  of Section 29, T37S., R9E, W.M., Klamath County, Oregon, being more particularly described as follows:

BEGINNING at a 5/8" iron pin marking the southwest corner of the S $\frac{1}{2}$ NW $\frac{1}{4}$ SW $\frac{1}{4}$  of said Section 29, thence N. 01°22'49" W along the west line of said Section 29, 657.04 feet to a 5/8" iron pin marking the northwest corner of the S $\frac{1}{2}$ NW $\frac{1}{4}$ SW $\frac{1}{4}$ , thence S 89°03'21" E along the north line of said S $\frac{1}{2}$ NW $\frac{1}{4}$ SW $\frac{1}{4}$ , 1286.80 feet to a 5/8" iron pin, thence S 13°06'43" E 282.11 feet to a 5/8" iron pin, thence S 00°22'20" E 269.05 feet to a 5/8" iron pin, thence S 50°13'07" E, 171.50 feet to a 5/8" iron pin on the north line of the SE $\frac{1}{4}$ SW $\frac{1}{4}$ , thence N 89°18'07" W along the north line of the S $\frac{1}{2}$ SW $\frac{1}{4}$  1468.45 feet to the point of beginning;

TOGETHER WITH:

A road easement along Simpson Canyon Road 60.00 feet in width lying 30.00 feet on either side of the following-described centerline:

COMMENCING at the southwest corner of the SE $\frac{1}{4}$ NW $\frac{1}{4}$  of said Section 29; thence N 02°16'26" W, 271.62 feet to the centerline of Simpson Canyon Road; thence S 66°52'25" E, 183.71 feet to the POINT OF BEGINNING for this description; thence along said Simpson Canyon Road centerline the following courses and distances: S 66°52'25" E, 43.99 feet; S 85°08'49" E, 253.74 feet; N 88°11'30" E, 287.51 feet; S 58°58'47" E, 209.18 feet; S 34°27'44" E, 397.76 feet; S 27°24'31" E, 760.81 feet; S 30°42'36" E, 460.53 feet; S 28°07'32" E, 413.24 feet; S 36°50'53" E, 404.62 feet; S 68°28'33" E, 246.02 feet to the intersection of the centerline of a dirt road to the north; thence along said centerline of the dirt road to the north N 12°19'57" W, 598.13 feet; thence N 03°36'12" W, 374.59 feet along said road centerline to its intersection with the centerline of a private road easement as recorded in DV M73 at page 16734, Klamath County Deed Records and the terminus of this description;

ALSO TOGETHER WITH:

A road easement 60.00 feet in width lying 30.00 feet on either side of the following-described centerline of an existing dirt road:

COMMENCING at the southwest corner of the SE $\frac{1}{4}$ NW $\frac{1}{4}$  of said Section 29; thence N 02°16'26" W, 271.62 feet to the centerline of Simpson Canyon Road; thence S 66°52'25" E, 183.71 feet to the POINT OF BEGINNING for this description; thence leaving said Simpson Canyon Road centerline and along the centerline of an existing road to the south the following courses and distances: S 10°20'11" W, 860.15 feet; S 13°06'43" E, 4.26 feet to a point on the north line of the S $\frac{1}{2}$ NW $\frac{1}{4}$ SW $\frac{1}{4}$  of said Section 29;

SUBJECT TO:

A road easement 60.00 feet in width lying 30.00 feet on either side of the following-described centerline of an existing road:

BEGINNING at the intersection of said existing road centerline with the north line of the above-described parcel from which the northwest corner of the S $\frac{1}{2}$ NW $\frac{1}{4}$ SW $\frac{1}{4}$  of said Section 29 bears N 89°03'21" W, 1286.80 feet; thence from said point of beginning along the said existing road centerline the following courses and distances: S 13°06'43" E, 282.11 feet; S 00°22'20" E, 269.05 feet; S 50°13'07" E, 171.50 feet to a point on the north line of the SE $\frac{1}{4}$ SW $\frac{1}{4}$  of said Section 29; and

SUBJECT TO the rights of the public in and to that portion of the herein described property lying within the limits of roads and highways.

End of Description

STATE OF OREGON, )

County of Klamath )

Filed for record at request of

on this 27 day of April A.D. 19 84  
at 10:37 o'clock A M, and duly  
recorded in Vol. M84 of Deeds

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EVELYN BIEHN, County Clerk

By [Signature] Deputy

Fee 8.00