

39068

SPECIAL

WARRANTY DEED

(Statutory Form)

Vol. M84 Page 12359

GRANTOR: JOHN M. SCHOONOVER and ARBA FAYE SCHOONOVER, husband and wife

SPECIALLY
CONVEYS AND WARRANTS TO

GRANTEE: LAWRENCE LEE MARSH and KARLA M. MARSH, husband and wife, as to an undivided 1/2 interest; and RUTH H. IKE, as to an undivided 1/2 interest.

the following described real property free of encumbrances created or suffered by grantor except as specifically set forth herein:

----- See Legal Description, together with Exhibits, Attached -----

SUBJECT TO: any liens or encumbrances made or permitted to be made by grantees herein subsequent to that contract recorded February 1, 1978 M78, Page 1970, and re-recorded March 9, 1981 in M81 Page 4140, which this deed partially fulfills.

P.6

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.
The true and actual consideration for this transfer is \$see contract of record.
If grantor is a corporation, this has been signed by authority of the Board of Directors, with the seal of said corporation affixed.

DATED: July 20, 1984

GRANTOR:

John M. Schoonover
John M. Schoonover
Arba Faye Schoonover
Arba Faye Schoonover

Until a change is requested, all tax statements shall be sent to the following address:
no change

STATE OF OREGON, County of Klamath

Date: July 20, 1984

Personally appeared the above named
John M. Schoonover, and
Arba Faye Schoonover
and acknowledged the foregoing instrument to be

their voluntary act and deed. Before me:

Kristi L. Redd
Notary Public for Oregon

My commission expires: 11/16/87

State of Oregon, County of

Date:

Personally appeared
sworn, stated that he is the

who being
of grantor

corporation and that the seal affixed hereto is its seal and that this instrument was voluntarily signed and sealed in behalf of the corporation by authority of its Board of Directors. Before me:

Notary Public for Oregon

My commission expires:

WARRANTY DEED

Schoonover TO Marsh/Ike

AFTER RECORDING RETURN TO

Key Title
1011 Commercial NE #205
P.O. Box 71
Salem, OR 97308

(DON'T USE THIS
SPACE: RESERVED
FOR RECORDING
LABEL IN COUN-
TIES WHERE
USED.)

STATE OF OREGON, County of

I certify that the within instrument was re-
ceived for record on the day of
M., and recorded in book on page

Witness my hand and seal of County affixed.

COUNTY CLERK

By

DEPUTY.

A parcel of land situated in the NE 1/4 of Section 14 and the SE 1/4 of Section 11, Township 34 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a 5/8" Iron pin on the East line of the W 1/2 NE 1/4 NE 1/4 of said Section 14; from which the Southwest corner of the NE 1/4 NW 1/4 of said Section 14 bears the following three bearings and distances: North 89° 54' 30" West, 1980.06 feet; North 89° 54' 02" West, 1300.46 feet; South 00° 10' 16" West, 391.19 feet; thence from said point of beginning, North 01° 53' 14" West along the East line of W 1/2 NE 1/4 NE 1/4 of the said Section 14, 917.91 feet to a 5/8" Iron pin; thence North 00° 45' 54" West along the East line of the W 1/2 NE 1/4 SE 1/4 of said Section 11, 1323.26 feet to a 5/8" Iron pin marking the North east corner of the said W 1/2 SE 1/4 SE 1/4 of said Section 11; thence North 89° 29' 28" West along the North line of the said W 1/2 SE 1/4 SE 1/4 394.00 feet to a point; thence South 01° 13' 22" East 2243.93 feet; thence South 89° 54' 30" East, 394.00 feet to the point of beginning. TOGETHER WITH: Exhibits A, B, C, D, E, G, H and I.

Subject to the attached Sheets.

SUBJECT TO: An easement 30.00 feet in width for purposes of ingress and egress, more particularly described as follows:
The South 30.00 feet of the above described property.

Subject further to the following:

1. Rights of the public in and to any portion of said premises lying within the limits of roads and highways.
2. Reservations as set forth in Land Status Report recorded December 22, 1958 in Book 308 at page 129, to-wit: "The above described property is subject to any existing easements for public roads and highways, for public utilities and for railroads and pipe lines and for any other easements or rights of way of record; and there is hereby reserved any and all roads, trails, telephone lines, etc., actually constructed by the United States. (Affects part of property in Section 11).
3. Reservations and restrictions, including the terms and provisions thereof, as set forth in approved Indian Deed from Marion Nelson to Weyerhaeuser Timber Company, recorded May 15, 1963 in Book 345 at page 293, Deed Records, to-wit: "There is reserved from the lands hereby granted (1) Right of way to the Southern Pacific Railway Company for a railroad approved by the First Assistant Secretary to the Interior on February 4, 1914. (2) Right of Way to Bonneville Power Administration for electric transmission lines for a period not exceeding 50 years from September 14, 1951. This conveyance is subject to any existing easements for public roads and highways, for public utilities and for railroads and pipelines and for any other easements or rights of way of record. All subsurface rights except water, are hereby reserved, in trust, by the grantor pursuant to the provisions of the Act of August 13, 1954 (68 Stat. 720)". (Affects Section 14, Township 34 South, Range 7 East of the Willamette Meridian).
4. Rights of the public and of governmental bodies in that portion of the above described property lying below the high water mark of Larson Creek and the ownership of the State of Oregon in that portion lying below the high water mark thereof." (Affects Parcel 1 and other property).

John M. Schoonover
Arba Gaye Schoonover

Exhibit A

An easement 60 feet in width, measured at right angles, for purposes of ingress and egress of which the centerline is more particularly described as follows:

Beginning at a point on the South line of the NW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 14 and the centerline of an existing road, from which the Southeast corner of the NW $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section 14 bears South 89° 59' 40" East 626.00 feet; thence from said point of beginning Northeasterly along the centerline of an existing road, the following six bearings and distances: North 18° 16' 56" East 31.94 feet, North 26° 36' 26" East 66.98 feet, North 45° 16' 11" East 133.72 feet, North 52° 35' 15" East 257.59 feet, North 38° 56' 57" East 65.21 feet, South 89° 54' 02" East 246.55 feet to a point on the West line of the NE $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section 14, from which the Southeast corner of the NW $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section 14, bears South 00° 10' 16" West 391.19 feet.

Exhibit B

An easement for purposes of ingress and egress lying 30 feet Northerly measured at right angles and adjacent to the following described line:

Beginning at a point on the West line of the NE $\frac{1}{4}$ NW $\frac{1}{4}$, from which the Southwest corner of the NE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 14, bears South 00° 10' 16" West 391.19 feet; thence from said point of beginning South 89° 54' 02" East 1300.46 feet; thence South 89° 54' 30" East 1980.06 feet to a point on the East line of the W $\frac{1}{2}$ NE $\frac{1}{4}$ NE $\frac{1}{4}$ of said Section 14.

Exhibit C

An easement for purposes of ingress and egress lying 30 feet Southerly, measured at right angles, and adjacent to the following described line:

Beginning at a point on the West line of the NE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 14, from which the Southwest corner of the NE $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section 14 bears South 00° 10' 16" West 391.19 feet; thence from said point of beginning South 89° 54' 02" East 1097.61 feet to a point.

Exhibit D

An easement for purposes of ingress and egress lying 30 feet Southerly, measured at right angles, and adjacent to the following described line:

Beginning at a point, from which the Southwest corner of the NE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 14 bears the following two bearings and distances: North 89° 54' 02" West 1097.61 feet, South 00° 10' 16" West 391.19 feet; thence from said point of beginning South 89° 54' 02" East 202.85 feet; thence South 89° 54' 30" East 902.78 feet to a point.

Exhibit E

An easement for purposes of ingress and egress lying 30 feet Southerly, measured at right angles, and adjacent to the following described line:

Beginning at a point, from which the Southwest corner of the NE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 14 bears the following three bearings and distances: North 89° 54' 30" West 902.78 feet, North 89° 54' 02" West 1300.46 feet, South 00° 10' 16" West 391.19 feet; thence from said point of beginning South 89° 54' 30" East 1077.27 feet to a point on the East line of the W $\frac{1}{2}$ NE $\frac{1}{4}$ NE $\frac{1}{4}$ of said Section 14.

Exhibit F

An easement 30 feet in width for purposes of ingress and egress lying 30 feet Westerly, measured at right angles, and adjacent to the following described line:

EXHIBIT "B" - 1

John M. Schoonover
Arlo J. Schoonover

Exhibit F continued

Beginning at a point, from which the Southwest corner of the NE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 14 bears the following two bearings and distances: North 89° 54' 02" West 1097.61 feet, South 00° 10' 16" West 391.19 feet; thence from said point of beginning, South 2372.18 feet to a point on the South line of the N $\frac{1}{2}$ NE $\frac{1}{4}$ SW $\frac{1}{4}$ of said Section 14.

Exhibit G

An easement 30 feet in width for purposes of ingress and egress lying 30 feet Easterly, measured at right angles, and adjacent to the following described line:

Beginning at a point, from which the Southwest corner of the NE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 14, bears the following two bearings and distances: North 89° 54' 02" West 1097.61 feet, South 00° 10' 16" West 391.19 feet; thence from said point of beginning, South 2372.18 feet to a point on the South line of the N $\frac{1}{2}$ NE $\frac{1}{4}$ SW $\frac{1}{4}$ of said Section 14.

Exhibit H

An easement 30 feet in width for purposes of ingress and egress lying 30 feet Westerly, measured at right angles, and adjacent to the following described line:

Beginning at a point, from which the Southwest corner of the NE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 14 bears the following three bearings and distances: North 89° 54' 30" West 902.78 feet, North 89° 54' 02" West 1300.46 feet, South 00° 10' 16" West 391.19 feet; thence from said point of beginning South 2362.64 feet to a point on the South line of the N $\frac{1}{2}$ NW $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section 14.

Exhibit I

An easement 30 feet in width for purposes of ingress and egress lying 30 feet Easterly, measured at right angles, and adjacent to the following described line:

Beginning at a point, from which the Southwest corner of the NE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 14 bears the following three bearings and distances: North 89° 54' 30" West 902.78 feet, North 89° 54' 02" West 1300.46 feet, South 00° 10' 16" West 391.19 feet; thence from said point of beginning South 2362.64 feet to a point on the South line of the N $\frac{1}{2}$ NW $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section 14.

STATE OF OREGON,)

County of Klamath)

Filed for record at request of

on this 23 day of July A.D. 19 84
 at 12:04 o'clock P M, and duly
 recorded in Vol. M84 of Deeds
 Page 12359

EVELYN BIEHN, County Clerk

By Sam Smith DeputyFee 16.00

John M. Schooner

Arba Page Schooner EXHIBIT "B" - 2