

PHYLLIS I. CHRISTENSEN and JOANNE G. MELVIN, Grantors, conveys to JAMES B. JENKS and NANCY L. JENKS, husband and wife, Grantees, all that real property situate in the County of Klamath, State of Oregon, described as:

A parcel of land situated in Section 6, Township 36 South, Range 13 East of the Willamette Meridian in Klamath County, Oregon being more particularly described as follows: Commencing at the Northwest corner of the Northeast quarter of said Section 6; thence North 89°55'50" East along the Northerly line of said Section 6, 901.75 feet to the POINT OF BEGINNING for this description; thence continuing North 89°55'50" East along said section line 640.01 feet; thence leaving said section line South 20°24'00" West, 499.26 feet; thence North 69°36'00" West, 599.60 feet; thence North 20°24'00" East, 275.45 feet to the point of beginning containing 5.33 acres more or less.

SUBJECT TO: An easement 30.00 feet in width for ingress and egress for use in common with other on that portion of the above-described property that abuts on the easement the centerline of which is described in "Exhibit A" TOGETHER with: An Easement 60.00 feet in width for roadway purposes over that property the centerline of which is described as "Exhibit A", ALSO Easements as shown on Exhibit B.

and covenant that grantor is the owner of the above-described property free of all encumbrances, except reservations, restrictions, easements and rights of way of record and those apparent upon the land; 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 Three Thousand Two Hundred and No/100ths (\$3,200.00) DOLLARS.

Until a change is requested, all tax statements shall be mailed to the following address: 1637 E. Echo Dr.

DATED this 14th day of JULY, 1975.

Phyllis I. Christensen
Joanne G. Melvin

STATE OF CALIFORNIA)
County of SAN BERNARDINO) ss. JULY 14, 1975.

Personally appeared the above-named PHYLLIS I. CHRISTENSEN and acknowledged the foregoing instrument to be her voluntary act. Before me:

Marcia H. Springer
Notary Public for California
My Commission expires: MAY 8, 1977

WILLIAM P. BRANDSNESSE
ATTORNEY AT LAW
411 PINE STREET
KLAMATH FALLS, OREGON 97601

1. WARRANTY DEED



784 NOV 7 AM 3 22

STATE OF CALIFORNIA)
County of SAN BERNARDINO) ss. JULY 14, 1975.

Personally appeared the above-named JOANNE G. MELVIN and acknowledged the foregoing instrument to be her voluntary act. Before me:



Marcia H. Springer
Notary Public for California
My Commission expires: MAY 8, 1977

RETURN TO:

JAMES & NANCY JENKS
8303 198th PLACE S.W.
EDMONDS, WA 98020

Unofficial Copy

The Company has recorded
as an accommodation
it for regularity and
sufficiency or as to its effect upon the title to
any real property that may be described therein.

WILLIAM P. BRANDSNESS
ATTORNEY AT LAW
411 PINE STREET
KLAMATH FALLS, OREGON 97601

2. WARRANTY DEED

EXHIBIT "A"

An easement 60.00 feet in width for roadway purposes the centerline of which is more particularly described in the following parts:

Part I

Commencing at the northeast corner of Section 6, T36S, R13E, W. M. Klamath County, Oregon; thence $S89^{\circ}55'50''W$ along the north line of said Section 6, 328.33 feet to the POINT OF BEGINNING for this part of this description; thence leaving said north section line $S20^{\circ}24'00''W$, 788.62 feet; thence $S24^{\circ}55'02''E$, 181.39 feet to the beginning of a curve to the right; thence along the arc of a 51.05 feet radius curve to the right ($\Delta = 114^{\circ}55'02''$; long chord = $S32^{\circ}32'29''W$, 86.07 feet) 102.38 feet to the end of curve; thence WEST, 118.29 feet; thence $S20^{\circ}24'00''W$, 1286.89 feet; thence WEST, 699.25 feet; thence $N69^{\circ}45'49''W$, 599.61 feet; thence $N20^{\circ}24'00''E$, 2105.45 feet to said north line of Section 6, the terminus of this part of this description.

Part II

Commencing at the northeast corner of said Section 6; thence $S00^{\circ}45'25''W$ along the east line of said Section 6, 616.71 feet to the POINT OF BEGINNING for this part of this description; thence leaving said east section line WEST, 517.35 feet to the terminus of this part of this description.

Part III

Commencing at the southeast corner of the northeast quarter of said Section 6; thence $N00^{\circ}45'25''E$ along the east line of said Section 6, 384.84 feet; thence leaving said east section line $N76^{\circ}44'08''W$, 495.47 feet to the POINT OF BEGINNING for this part of this description; thence WEST, 595.36 feet to the terminus for this part of this description.

Part IV

Commencing at the southeast corner of the northeast quarter of said Section 6; thence $N00^{\circ}45'25''E$ along the east line of said Section 6, 894.84 feet; thence leaving said east section line WEST, 435.00 feet to the POINT OF BEGINNING for this part of this description; thence continuing WEST, 501.98 feet to the terminus of this part of this description.

Part V

Commencing at the northwest corner of the northeast quarter of said Section 6; thence $S00^{\circ}00'11''E$ along the west line of said northeast quarter, 550.00 feet; thence leaving said west quarter section line EAST, 400.03 feet to the POINT OF BEGINNING for this part of this description; thence continuing EAST, 264.73 feet to the terminus of this part of this description.

"Exhibit B"

18920

SUBJECT TO: Easements and rights of way of record and those apparent on the Land; Road, power and telephone easements as shown on the partition map on file in Records of Klamath County, Oregon; Reservations and Restrictions of Record; and to the following building and use restrictions which Vendee assumes and agrees to fully observe and comply with, to-wit:

1. That no person shall ever suffer or permit any unlawful, unsightly or offensive use to be made of said premises, nor will any person suffer or permit anything to be done thereon which may be or become a nuisance or annoyance to the neighborhood.
2. That no tree larger than 4 inches in diameter 24 inches above the ground may be cut, except to clear the land for a permanent structure or driveway.
3. That garbage must be disposed of in a sanitary manner, and burning must be done in a barrel with a cover of 1/2-inch wire mesh screen, and further, all owners must comply with the fire protective governing body in that area.
4. That lot owners may permit guests to camp or pitch tents on their lots for a period of not more than 90 days at any one time; provided, however, that such camping shall be done in a good and camp-like manner.
5. That no temporary housing shall be permitted on any lot, except during the period of construction of a permanent residence, which the exterior of the residence or any other permanent building is required to be completed within a period of two years after said construction is started, and in no event shall same be permitted for a period in excess of two years; provided, however, a mobile home may be used as permanent dwellings on the premises.
6. It is understood by all owners that the subject property is zoned, S P 1, and they are required to comply with all restrictions as set out in this zone under the Klamath County zoning Ordinance.

Return to:

Mr. & Mrs J. B. Jenks
8303 198th Place S.W.
Edmonds, Washington
98020

STATE OF OREGON: COUNTY OF KLAMATH:ss

I hereby certify that the within instrument was received and filed for record on the 7th day of November A.D., 1984 at 3:22 o'clock P M, and duly recorded in Vol M84 of Deeds on page 18917.

EVELYN BIEHN, COUNTY CLERK

by: Pam Smith, Deputy

Fee: \$ 16.00 Index: \$1.00