

Vol. M85 Page **7110**

corporation, hereinafter called grantor, conveys to

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.

those set out 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 \$ 100,000.00

Signed by authority of the Board of Directors, with the seal of said corporation affixed, this
17th day of April, 19 85
 (Corporate Seal)

BASIN VIEW DEVELOPMENT CO.

By Melvin K. Smith President

By Mary Lou Stewart Secretary

STATE OF OREGON, County of Klamath) ss.

On this 17th day of April, 19 85

Personally appeared MELVIN L. STEWART & MARY LOU STEWART
 did say that he is the President and Secretary, respectively who, being duly sworn,
BASIN VIEW DEVELOPMENT CO. of

affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its Board of Directors; and he acknowledged said instrument to be its voluntary act and deed.

Before me: Marilyn K. Swaney
Notary Public for Oregon

My commission expires: 9-16-85

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)

my commission expires: 9-16-95

WARRANTY DEED (CORPORATION)

Basin View Development Co.

TO

Billy J. SKillington

After Recording Return to:
Billy J. SKillington

% ATC

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 _____ Deputy

PARCEL 1:

A 1 acre tract of land situated in the NW $\frac{1}{4}$ of Section 36, TOGETHER WITH water line easements in said Section 36 and Section 35, all in Township 38 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, said 1 acre tract of land more particularly described as follows:

7111

Beginning at a point which is North 37° 57' 57" East 2007.61 feet from the $\frac{1}{4}$ corner common to said Section 35 and 36; thence North 208.71 feet; thence East 208.71 feet; thence South 208.71 feet; thence West 188.32 feet to "Point A"; thence continuing West 20.39 feet to the point of beginning.

TOGETHER WITH a 16 foot waterline easement, the centerline of which is described as follows: Beginning at said "Point A"; thence South 36° 27' 40" West 86.74 feet; thence Southwesterly along the arc of a curve to the right (central angle = 31° 44' 15", and radius = 200 feet) 110.78 feet; thence South 68° 11' 55" West 176.80 feet; thence Southwesterly along the arc of a curve to the left (central angle = 20° 11' 34", and radius = 200 feet) 70.49 feet; thence South 48° 00' 21" West 196.11 feet; thence South 25° 58' 51" West 8.00 feet to "Point B"; thence continuing South 25° 58' 51" West 119.00 feet; thence South 64° 01' 09" East 32.88 feet; thence Southerly along the arc of a curve to the right (central angle = 64° 01' 09", and radius = 598.00 feet) 1070.42 feet; thence South 103.72 feet; thence South 09° 01' 20" East 114.78 feet to a point on the South line of the NW $\frac{1}{4}$ of said Section 36, said point being North 89° 58' 32" East 1278.15 feet from the said $\frac{1}{4}$ corner common to said Sections 35 and 36.

ALSO a 16 foot waterline easement, the centerline of which is described as follows: Beginning at the previously noted "Point B"; thence North 64° 01' 09" West 580.09 feet and North 88° 21' 00" West 526.94 feet to the point which is Southerly 8 feet and Westerly 16 feet to the Southeast corner of Lot 7, Block 6, of Tract 1152-NORTH HILLS, a duly recorded subdivision.

ALSO a 20 foot over and across ingress - egress easement from the South line of the above described 1 acre tract of land to the Southerly line of said NW $\frac{1}{4}$ of said Section 36 to coincide with the existing North end of Patterson Street.

PARCEL 2:

The SE $\frac{1}{4}$ NW $\frac{1}{4}$ Section 36, Township 38 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon,

EXCEPTING THEREFROM those parcels conveyed to El Paso Natural Gas Company recorded October 12, 1961, Deed Volume 333 at page 145, Deed Records, Deed Volume 348 at page 405, Recorded October 3, 1963, Deed Records of Klamath County, Oregon.

SUBJECT TO:

1. Easement for pole line, including the terms and provisions thereof, granted to Pacific Telephone and Telegraph Company by that certain instrument recorded August 1, 1942 in Deed Volume 149 at page 48, Records of Klamath County, Oregon.
2. Easement for road right of way, including the terms and provisions thereof, granted to El Paso Natural Gas Company, a corporation by that certain instrument recorded October 11, 1961 in Deed Volume 333 at page 118, Records of Klamath County, Oregon.
3. Right of way for a pipe line, including the terms and provisions thereof, granted to El Paso National Gas Company, a corporation, by that certain instrument recorded October 12, 1961 in Deed Volume 333 at page 143, Records of Klamath County, Oregon.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record _____
this 13th day of May A.D. 1985 at 3:47 o'clock P M., and
duly recorded in Vol. M85, of Deeds on Page 7110

Fee: \$9.00

By EVELYN BIEHN, County Clerk
[Signature]