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Aspen M-28583  
WARRANTY DEED (INDIVIDUAL)

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MELVIN L. STEWART, an estate in fee simple

JOHN M. EDWARDS and DORENE RAE EDWARDS, husband and wife

all that real property situated in the County of Klamath, State of Oregon, described as:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

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 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 \$ 134,000.00.Dated this 8th day of April, 1985.Melvin L. Stewart  
Melvin L. StewartMary Lou StewartSTATE OF OREGON, County of Klamath ) ss.On this 10th day of April, 1985, personally appeared the above named MELVIN L. STEWART and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me:

Dorlene L. Addington  
Notary Public for OregonMy commission expires: 3-22-89

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)

Melvin L. Stewart

TO

John H. EdwardsDorene Rae EdwardsAfter Recording Return to:  
John M. Edwards  
Dorene Rae EdwardsOJO 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 \_\_\_\_\_

Title

Deputy

85 MAY 13 PM 3 47

## PARCEL 1:

A parcel of land situated in the NW $\frac{1}{4}$  of Section 10, Township 39 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon, being more particularly described as follows:

Commencing at a 3/8 inch iron pin inside a 3/4 inch iron pipe marking the Northwest corner of said Section 10 which marks the point of beginning for this description; thence South 00° 08' 00" West along the West section line of said Section 10 a distance of 771.61 feet; thence leaving said section line South 89° 30' 57" East, 1289.35 feet to a point on the East line NW $\frac{1}{4}$ NW $\frac{1}{4}$  of said Section 10; thence North 00° 10' 54" West along said East line 771.63 feet to the North line of said Section; thence West along the North line of Section 10 to the point of beginning.

LESS AND EXCEPTING THEREFROM a tract of land situated in the NW $\frac{1}{4}$ NW $\frac{1}{4}$  of Section 10, Township 39 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the Northwest corner of said Section 10; thence South 89° 30' 57" East, along the North line of said Section 10, 200.00 feet to a 5/8 inch iron pin; thence South 00° 08' 00" West 475.16 feet to a 5/8 inch iron pin; thence South 77° 41' 24" West 204.80 feet to a 5/8 inch iron pin on the West line of said Section 10; thence North 00° 08' 00" East 520.50 feet to the point of beginning, with bearings based on Survey No. 1718, as recorded in the office of the Klamath County Surveyor.

## PARCEL 2:

A tract of land situate in the NE $\frac{1}{4}$ NE $\frac{1}{4}$ NE $\frac{1}{4}$  of Section 9, Township 39 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the Southeast corner of said NE $\frac{1}{4}$ NE $\frac{1}{4}$ NE $\frac{1}{4}$ ; thence North 89° 58' 16" West, along the South line of said NE $\frac{1}{4}$ NE $\frac{1}{4}$ NE $\frac{1}{4}$ , 18.65 feet to the centerline of a 30 foot wide private road easement; thence North 36° 25' 51" West, along said centerline, 65.71 feet; thence North 53° 34' 09" East, at right angles to said centerline, 15.00 feet to a 5/8 inch iron pin on the Northeasterly edge of said private road easement; thence North 28° 13' 20" East 97.16 feet to a 5/8 inch iron pin on the East line of said NE $\frac{1}{4}$ NE $\frac{1}{4}$ NE $\frac{1}{4}$ ; thence South 00° 08' 00" West 147.38 feet to the point of beginning.

## SUBJECT TO:

1. Easement, including the terms and provisions thereof,  
 For : Electric Lines over W $\frac{1}{2}$ NW $\frac{1}{4}$  Sec. 10, Twp 39 S., R 10 EWM  
 In favor of : The California Oregon Power Company  
 Dated : July 19, 1958 Recorded: July 31, 1958  
 Book : 301 Page: 220
2. Easement, including the terms and provisions thereof,  
 For : Ingress and Egress over W $\frac{1}{2}$ NW $\frac{1}{4}$  Sec. 10 Twp 39 S., R 10 EWM  
 In favor of : Adjacent property owners  
 Dated : August 29, 1968 Recorded: September 4, 1968  
 Book : M-68 Page: 8003
3. Unrecorded easement being 30 feet wide over the Southwest corner of the property described in this report. Said easement is disclosed by county maps.
4. Trust Deed, including the terms and provisions thereof to secure the amount noted below and other amounts secured thereunder, if any:  
 Grantor : Melvin L. Stewart and Mary Lou Stewart, husband and wife  
 Trustee : D.L. Hoots  
 Beneficiary : Security Savings and Loan Association  
 Dated : March 16, 1976 Recorded: March 16, 1976  
 Book : M-76 Page: 3740 Amount: \$70,000.00

The beneficial interest thereunder was assigned:

To : Willamette Savings and Loan Association  
 Recorded : May 29, 1981 Book: M-81 Page: 9603

WHICH, said Grantee herein agrees to assume and pay the above mentioned trust deed according to the terms and provisions contained therein.

5. Subject to rules and regulations of Fire Patrol District.
6. Rights of the public in and to any portion of the herein described premises lying within the boundaries of road or highways.
7. Agreement, including the terms and provisions thereof,  
Regarding : Well Agreement  
Between : Melvin L. Stewart  
And : Edward Wallace Swing and Barbara J. Swing  
Recorded : February 11, 1976 Book: M-76 Page 1957
8. Unrecorded Well Agreement, including the terms and provisions thereof  
Between : Melvin L. Stewart  
And : Roger Walsh Costello and Kay Francis Costello  
Dated : August 15, 1972
9. Right of way, including the terms and provisions thereof, from Norman E. House, et ux., and William F. Kirchner, a single man to The California Oregon Power Company, a California Corporation, recorded July 23, 1958 in Book 301 at page 218, Deed Records of Klamath County Oregon (Affects Parcel 2).
10. Easement, including the terms and provisions thereof, as set forth in Deed from F. William Kirchner, a single man to Norman E. House, et ux., dated March 25, 1958, recorded April 18, 1960 in Book 320 at page 356, Deed Records of Klamath County, Oregon (Affects Parcel 2)
11. Easement, including the terms and provisions thereof,  
For : 15 foot wide road easement  
Granted to : Not mentioned  
Recorded : June 30, 1978  
Book : M-78 Page: 14152 Fee No.: 51025  
(Affects Parcel No. 2)

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record ..  
this 13th day of May A.D. 19 85 at 3:47 o'clock P M., and  
duly recorded in Vol. M85, of Deeds on Page 7116  
By Evelyn Biehn EVELYN BIEHN, County Clerk

Fee: \$13.00