

KNOW ALL MEN BY THESE PRESENTS, That JACK F. BOSSE

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by TOM W. DAIN and DARLENE K. DAIN, husband and wife, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

SEE LEGAL DESCRIPTION AS IT APPEARS ON THE REVERSE OF THIS DEED.



MOUNTAIN TITLE COMPANY INC.

(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 said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances EXCEPT AS SHOWN ON EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF, AND THOSE OF RECORD AND APPARENT UPON THE LAND, IF ANY, AS OF THE DATE OF THIS DEED

and that grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$17,000.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the 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 21st day of June, 1985; 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)


 Jack F. Bosse

STATE OF OREGON,

County of Lane

ss.

June 21, 1985

Personally appeared the above named

Jack F. Bosse

and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me:

Notary Public for Oregon

My commission expires: 7-29-86

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 behalf 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:

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

JACK F. BOSSE

GRANTOR'S NAME AND ADDRESS

TOM W. DAIN & DARLENE K. DAIN

P.O. Box 148

CRESCENT LAKE, OR 97425

GRANTEE'S NAME AND ADDRESS

After recording return to:

GRANTEE

NAME, ADDRESS, ZIP

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

GRANTEE

NAME, ADDRESS, ZIP

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 or as file/reel number

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Recording Officer

By Deputy

DESCRIPTION

9568

A parcel of land located in the SE $\frac{1}{4}$ of Section 18, Township 24 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Commencing at the Southeast corner of said Section 18; thence North 89° 08' 04" West along the South line of said Section 18, a distance of 870.00 feet to a $\frac{1}{2}$ inch iron rod; thence North 01° 03' 41" East along a line parallel to the East line of said Section 18, a distance 560.00 feet to a $\frac{1}{2}$ inch iron rod at the true point of beginning; thence North 89° 08' 04" West along a line parallel with the South line of said Section 18, a distance of 455.00 feet to a $\frac{1}{2}$ inch iron rod; thence North 01° 03' 41" East along a line parallel with said East line, 397.15 feet to a $\frac{1}{2}$ inch iron rod; thence continuing North 01° 03' 41" East 25 feet, more or less to the center thread of Crescent Creek; thence Easterly along said center thread, 475 feet more or less to a point on the Westerly right of way of an easement and right of way recorded May 24, 1979 in Volume M79, page 11935, Microfilm Records of Klamath County, Oregon; thence along the arc of a 170.00 foot radius curve to the right, 40.00 feet more or less to a $\frac{1}{2}$ inch iron rod at the point of tangency; thence South 18° 02' 08" West along said right of way, 171.21 feet to a $\frac{1}{2}$ inch iron rod; thence continuing along said right of way along the arc of a 130.00 foot radius curve to the left, 141.41 feet (the chord bears South 13° 07' 37" East, 134.54 feet to a $\frac{1}{2}$ inch iron rod); thence continuing along said right of way along the arc of a 95.68 foot radius curve to the right 75.73 feet, (the chord bears South 21° 36' 51" East, 73.77 feet to a $\frac{1}{2}$ inch iron rod); thence South 01° 03' 41" West along said right of way, 80.75 feet to the true point of beginning.

TOGETHER WITH a non-exclusive easement and right of way for ingress and egress to said parcel from Pine Creek Loop, a dedicated street, over a strip of land 60 feet in width, the centerline of which is described as follows:

Commencing at the Southeast corner of said Section 18; thence North 89° 08' 04" West along the South line of said Section 840.00 feet to the point of beginning for said easement; thence North 01° 03' 41" East, 640.65 feet; thence along the arc of a 125.68 foot radius curve to the left, 99.48 feet (the chord bears North 21° 36' 51" West, 96.90 feet); thence along the arc of a 100.00 foot radius curve to the right, 108.78 feet, (the chord bears North 13° 07' 38" West, 103.49 feet); thence North 18° 02' 08" East, 171.21 feet; thence along the arc of a 200.00 foot radius curve to the left, 61.87 feet, (the chord bears North 9° 10' 24" East, 61.62 feet); thence North 00° 18' 40" East, 268.72 feet to the Southerly right of way of Pine Creek Loop Road as shown on the official plat of Tract 1052, CRESCENT PINES. The Southerly terminus of said easement being the South line of said Section 18 and the Northerly terminus being the Southerly right of way said Pine Creek Loop Road.

The above legal description is based upon survey map provided by B. A. Sutton, Surveyor, which was based upon Survey No. 2495 and No. 1039, on file in the Klamath County Engineer's Office.

CONTINUED ON EXHIBIT A
ATTACHED HERETO AND MADE A PART HEREOF

EXHIBIT A

SUBJECT TO:

1. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.
2. Rights of the public and of governmental bodies in and to that portion of the herein described premises lying below the high water mark of Crescent Creek.
3. The assessment roll and the tax roll disclose that the premises herein described were specially assessed as Forest Land. If the land becomes disqualified for the special assessment under the statute, an additional tax may be levied for the last five (5) or lesser number of years in which the land was subject to the special land use assessment.

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.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record
this 24th day of June A. D. 19 85 at 10:38 o'clock A M., and
duly recorded in Vol. 185, of Deeds on Page 9567

By EVELYN BIEHN, County Clerk
[Signature]

Fee: \$12.00 Index \$1.00