

56170

Vol. 1485 Page 19995

STEVENS-NESS LAW PUB. CO., PORTLAND, ORE.

KNOW ALL MEN BY THESE PRESENTS, That Edward F. Moyer and Oleta L. Moyer, Robert L. Buckmaster and Aimee Buckmaster

to grantor paid by Ethridge N. Powell or Deloris A. Powell, hereinafter called the grantor, for the consideration hereinafter stated,

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 attached legal description)

(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

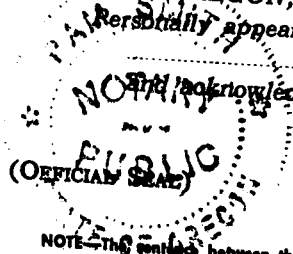
5 Thousand Dollars and that grantor will warrant and forever defend the above granted premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 5,000.00. However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which).

In construing this deed and where the context so requires, the singular includes the plural. WITNESS grantor's hand this 9th day of Dec 1985.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

STATE OF OREGON, County of Klamath, ss. Personally appeared the above named Edward F. Moyer, Oleta L. Moyer, Robert L. Buckmaster and Aimee Buckmaster and acknowledged the foregoing instrument to be Their voluntary act and deed.



Before me: [Signature] Notary Public for Oregon My commission expires 10-8-88

NOTE: The difference between the symbols (1), if not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

GRANTOR'S NAME AND ADDRESS
E. N. POWELL
BOX 79S HARRIMAN RT.
KLAMATH FALLS, OR 97601
After recording return to:
E. N. POWELL
BOX 79S HARRIMAN RT.
KLAMATH FALLS, OR 97601
NAME, ADDRESS, ZIP
Until a change is requested all tax statements shall be sent to the following address.
E. N. POWELL
BOX 79S HARRIMAN RT.
KLAMATH FALLS, OR 97601

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/reel/volume, on page, or as fee/file/instrument/microfilm/reception No. Record of Mortgages of said County.
Witness my hand and seal of County affixed.
By: NAME TITLE Deputy

9.00

EXHIBIT A

19996

That portion of Tract A of HARRIMAN PARK SUBDIVISION, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the Northwest corner of that certain tract of land conveyed to Eugene F. Jensen et ux., by Deed recorded in Volume M-67 at page 8388 of Klamath County, Oregon Deed Records, which said corner is on the South line of the private 20 foot wide roadway; thence South 43° 10' 00" West along the West line of said Jensen Tract a distance of 144.50 feet, more or less to the Southwest corner of said tract, which said corner is situated on the artificially constructed water channel; thence running on said North bank of said water channel South 81° 0' 40" West a distance of 75.00 feet, more or less, to a one-half inch iron pin, set on the North bank of said water channel; thence North 41° 01' 41" East a distance of 146.90 feet, more or less, to a one-half inch pin set on the South line of said private 20 foot wide roadway; thence North 85° 20' 00" East along the South line of said private roadway a distance of 77.0 feet, more or less, to the point of beginning.

TOGETHER WITH full but non-exclusive right of egress and ingress over the above mentioned private 20 foot wide roadway to Dugout Lane, and together with an easement for utilities 5 feet in width along the South line of said roadway, the North line of said easement being bounded by the South line of the roadway; and

TOGETHER WITH a non-exclusive easement of egress and ingress by water from and to Harriman Creek on said artificially constructed water channel, but reserving unto Grantors, their heirs and assigns the right to use said water channel for the benefit of Grantors' remaining lands in Section 3, Township 36 South, Range 6 East of the Willamette Meridian, and the right to further construct and improve said channel to serve Grantors' said lands.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____
of December A.D., 19 85 at 1:18 o'clock P M., and duly recorded in Vol. M85
of Deeds on Page 19995

FEE \$9.00

Evelyn Biehn, County Clerk
By P. Smith