

*Return*  
Until a change is requested, all tax statements shall be sent to the Grantee at the following address: Neal R. Walker and Leslie C. Walker  
P. O. Box 37  
Crescent Lake, Oregon 97425

60082

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STATUTORY WARRANTY DEED

JACK F. BOSSE, Grantor, hereby conveys and warrants to NEAL R. WALKER and LESLIE C. WALKER, husband and wife, Grantee, the following described real property, free of encumbrances except as specifically set forth herein:

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

Beginning at the SE corner of Section 18, Township 24 South, Range 7 East of the Willamette Meridian, thence North along the East line of said Section 18, 560 feet, and the true point of beginning; thence West 365 feet; thence North parallel to the East line of said Section, 476 feet to the center thread of Crescent Creek; thence Northeasterly along said center line to the East line of said Section; thence South along said line, 945 feet, more or less, to the point of beginning.

TOGETHER WITH:

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

Beginning at a point on the south line of said Section 18, from which the southeast corner of said Section 18 bears S89 08' 04" E 840.00 feet, thence from said point of beginning N01 03' 41" E 640.44 feet, thence along the arc of a 125.68 foot radius curve to the left (Delta=45 21' 04"; longchord=N21 36' 51" W 96.90 feet) 99.48 feet, thence along the arc of a 100.00 foot radius curve to the right (Delta=62 19' 30"; longchord=N13 07' 38" W 103.49 feet) 103.78 feet, thence N18 02' 08" E 171.21 feet, thence along the arc of a 200.00 foot radius curve to the left (Delta=17 43' 28"; longchord=N09 10' 23" E 61.62 feet) 61.87 feet, thence N00 18' 40" E 268.72 feet to the southerly right of way line of Pine Creek Loop road as shown on the official plat of Tract 1052, Crescent Pines. ALSO beginning at a

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point on the east line of said Section 18, from which the southeast corner of said Section 18 bears S01 03' 41" W 530.00 feet, thence from said point of beginning N89 08' 04" W 2633.65 feet to a point on the north-south centerline of Section 18. ALSO the non-exclusive right to use of the bridge presently installed across Crescent Creek in said easement as part of said easement and right of way.

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SUBJECT TO:

Taxes for the fiscal year 1977-1978, a lien but not yet payable.

Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.

Rights of the public and of governmental bodies in and to that portion of the premises herein described lying below the high water mark of Crescent Creek.

The Consideration for this transfer is \$6,000.00.

DATED this 29 day of August, 1977.

Jack F. Bossee  
JACK F. BOSSEE

STATE OF OREGON, County of Deschutes, ss:

Personally appeared the above named JACK F. BOSSE and acknowledged the foregoing instrument to be his voluntary act and deed. Before me this 29<sup>th</sup> day of August, 1977.

D. F. Mc Cann  
Notary Public for Oregon  
My Commission Expires: 8/5/81

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STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of \_\_\_\_\_ the 10th day of April A.D., 19 86 at 11:53 o'clock A M., and duly recorded in Vol. M86 of Deeds on Page 5971.

FEE \$14.00

Evelyn Biehn, County Clerk  
By Tam Smith