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		E COMPANY Vol. May Page 10606
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	527UU WARDANTY	THE REPORT
6	62700 WARRANTY 1946 KNOW ALL MEN BY THESE PRESENTS, That	MELBA WINDOOR ter stated, to grantor paid by RONALD L. MERMAN , hereinafter called , hereinafter called unto the said grantee and grantee's heirs, successors and unto the said grantee's heirs, successors and unto the s
	- Intian hereillait	ter stated, to grantor paid by RONALD L. Introduction hereinafter called unto the said grantee and grantee's heirs, successors and ditaments and appurtenances thereunto belonging or ap- and State of Oregon, described as follows, to-wit:
hereina and	effer called in BRMAN, husband and with the period of the second	unto the said grantee and grantee's heirs, successors unc- ditaments and appurtenances thereunto belonging or ap- and State of Oregon, described as follows, to-wit:
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## 10667

## 9298

A tract of land in the  $S_2^1S_2^1SE_4^1SE_4^1$  of Section 3, Township 39 South, Range 9 East of the Willamette Meridian, more particularly described as follows:

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Beginning at a point North 1°14' West 30 feet and South 89°26' West 150 feet from the Southeast corner of said Section 3; thence North 1°14' West 225 feet to a point on the South line of the parcel described in Deed Volume M68 page 1419, Deed Records of Klamath County, Oregon; thence South 89°26' West along said South line 418 feet to the Southwest corner thereof; thence North 1°14' West 75 feet to the Northwest corner thereof; thence South 89°26' West to the Easterly line of the K.I.D. Drain; thence Southeasterly along the Easterly line of said Drain to a point that is North 1°14' West 30 feet from the South Section line of said Section 3 when measured at right angles thereto; thence North 89°26' East to the point of beginning; EXCEPTING THEREFROM any portion of the herein described property. lying within Hilyard Avenue

ALSO EXCEPTING THEREFROM the following: A tract of land situated in the  $S_2^1S_2^1SE_4^1SE_2^1$  of Section 3, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point North 01°14'00" West 30 feet and south 89°26'00" West 150 feet from the Southeast corner of said Section 3; thence North 01°14'00" west 225 feet to a point; thence South 89°26'00" West 212 feet; thence South 00°34'00" East 225 feet to the Northerly line of Hilyard Avenue; thence North 89°26'00" East 214.62 feet, more or less, to the point of beginning; EXCEPTING THEREFROM any portion of the herein described property lying within Hilyard Avenue.

## 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. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Klamath Irrigation District.

3. The premises herein described are within and subject to the statutory powers, including the power of assessment, of South Suburban Sanitary District.

4. Assessments, if any, due to the City of Klamath Falls for water use.

5. Acceptance of Terms and Conditions of Reclamation Extension Act, recorded Novebmer 21, 1914 in Volume 43, page 98, Deed Records of Klamath County, Oregon.

6. Reservations, restrictions and easements as contained in Deed from May Walton, et vir, to United States of America, recorded in Volume 46, page 159, Deed Records of Klamath County, Oregon:

"saving and excepting therefrom an easement in favor of the grantors herein "saving and excepting therefrom an easement in favor of the grantors herein for a private roadway across said land and the ditch to be constructed thereon at a point to be selected by said grantors, any necessary bridge over said ditch to be constructed in accordance with plans approved by the Project Manager of the U. S. Reclamation Service at the expense of said grantors."

7. Right of Way easement, including the terms and provisions thereof, Dated: October 18, 1979 Recorded: October 18, 1979 Volume: M79, page 24795, Microfilm Records of Klamath County, Oregon In favor of: Pacific Power & Light Company For: Electric transmission and distribution line

8. Annexation Agreement, including the terms and provisions thereof,
Dated: January 11, 1980
Recorded: February 20, 1980
Volume: M80, page 3378, Microfilm Records of Klamath County
For: Water service

## STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for the format of the format oo the fo	or record at lay	equest of the the day A.D., 19 <u>86</u> at <u>3:36</u> o'clock <u>P</u> M., and duly recorded in Vol. <u>M86</u> , of <u>Most gas mail DEXED</u> on Page <u>9299</u> Evelyn Biehn, County Clerk
FEE	\$14.00	D By PHm Stimula

