

69898

K-38322

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That DAVID JAMES NOONAN, Grantor, conveys and warrants to WILLIAM J. MARTENS and ELAINE M. MARTENS, husband and wife, Grantees, the following described real property free of encumbrances except as specifically set forth herein:

SEE "EXHIBIT A" ATTACHED HERETO AND INCORPORATED BY REFERENCE HEREIN.

The true consideration for this conveyance is \$19,000.00; which is the whole of the consideration.

DATED THIS 12<sup>TH</sup> day of October, 1983.

STATE OF OREGON )  
County of Klamath ) ss.

*David James Noonan*  
DAVID JAMES NOONAN, Grantor

Personally appeared the above-named DAVID JAMES NOONAN, and acknowledged the foregoing instrument to be his voluntary act and deed.

Dated before me this 12<sup>TH</sup> day of October, 1983.

*Susan C. Fatzke*  
NOTARY PUBLIC FOR OREGON  
My Commission Expires: 11-12-86

Grantor's Name and Address

David James Noonan

Grantees' Name and Address

William J. & Elaine M. Martens  
4728 Alpine Drive  
Klamath Falls, OR 97603

After recording, return to:

William J. & Elaine M. Martens  
4728 Alpine Drive  
Klamath Falls, OR 97603

Until a change is requested, all tax statements shall be sent to:

Same as Above

WARRANTY DEED

86 DEC 31 AM 11 15

"A tract of land situated in the NW $\frac{1}{4}$  of Section 18, 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 18; thence South 00° 01' 10" West 2132.47 feet; thence South 89° 51' 42" East 1525.28 feet to the true point of beginning of this description; thence North 00° 00' 22" East 372.55 feet; thence South 89° 55' 23" East 240.00 feet; thence South 00° 00' 23" West 372.81 feet; thence North 89° 51' 42" West 240.00 feet to the true point of beginning.

TOGETHER WITH the non-exclusive right of ingress and egress over the following described roads: 60-foot strips of land situated in the N $\frac{1}{4}$  of Section 18, Township 39S., R. 10 E.W.M., Klamath County, Oregon, being 30 feet on either side of, measured at right angles from the following described center lines:

- (1) Beginning at a point on the easterly right of way line of State Highway 39, said point being S. 00° 01' 10" W. 2162.47 feet and S. 89° 51' 42" E. 25.31 feet from the NW corner of said Section 18; thence S. 89° 51' 42" E. 2548.10 feet to a point, N. 89° 51' 42" W. 30.00 feet from the East line of the NW $\frac{1}{4}$  of said Section 18.
- (2) Beginning at the center  $\frac{1}{4}$  corner of said Section 18; thence N. 00° 00' 23" E. 1334.32 feet to the C-N 1/16 corner of said Section 18.
- (3) Beginning at a point S. 00° 01' 10" W. 2192.47 feet and S. 89° 51' 42" E. 1323.84 feet from the NW corner of said Section 18; thence S. 00° 02' 03" E. 465.00 feet to the South line of the NW $\frac{1}{4}$  of said Section 18.
- (4) Beginning at a point S. 00° 01' 10" W. 2132.47 feet and S. 89° 51' 42" E. 599.83 feet from the NW corner of said Section 18; thence N. 00° 02' 42" W. 409.32 feet; thence S. 89° 59' 04" E. 132.38 feet; thence on the arc of a curve to the right (radius = 250.00 feet, central angle = 47° 03' 50") 205.35 feet; thence S. 42° 55' 14" E. 81.00 feet; thence on the arc of a curve to the left (radius = 175.06 feet, central angle = 71° 03' 30") 217.11 feet; thence N. 66° 01' 16" E. 144.49 feet; thence on the arc of a curve to the left (radius = 370.00 feet, central angle = 69° 18' 42") 447.60 feet; thence N. 03° 17' 26" W. 157.53 feet to the N. line of the SE $\frac{1}{4}$ NW $\frac{1}{4}$  of said Section 18.

SUBJECT TO:

- 1) Contracts and/or liens for irrigation and/or drainage, the schedule of exclusions from coverage, together with any schedules contained in standard title policies, reservations, easements, restrictions and rights of way of record and those apparent on the land.
- 2) Acreage and use limitations under provisions of United States Statutes and regulations issued thereunder.
- 3) Liens and assessments of Klamath Project and Enterprise Irrigation District, and regulations, contracts, easements and water and irrigation rights in connection therewith."

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of \_\_\_\_\_  
of December A.D., 19 86 at 11:15 o'clock A M., and duly recorded in Vol. M86  
of Deeds on Page 24194.

FEE \$14.00

Evelyn Blehn,  
By \_\_\_\_\_ County Clerk