

72074

Vol. 187 Page 3637

KNOW ALL MEN BY THESE PRESENTS, That ASPEN TITLE & ESCROW, INC., An Oregon Corporation hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by RICHARD BARRETT, MARLYN BARRETT, and GLENN BARRETT, not as tenants in common, but **, 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:

**with full rights of survivorship

See Attached Exhibit "A" for
Legal Description

1987 MAR 6 PM 3 12

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
Those set out in Exhibit "A" Attached hereto

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 \$ 10,000.00

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 5th day of March, 1987;
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.

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 } ss.
1987

Personally appeared the above named
and acknowledged the foregoing instrument to be
voluntary act and deed.

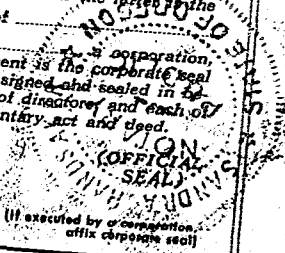
Before me:
Notary Public for Oregon
My commission expires:

ASPEN TITLE & ESCROW, INC.
BY: Marlene T. Addington
BY: Andrew A. Patterson
STATE OF OREGON, County of Klamath
March 6, 1987

Personally appeared Andrew A. Patterson and Marlene T. Addington 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

ASPEN TITLE & ESCROW, INC. 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 the half 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:
Sandia Shandsaker
Notary Public for Oregon
My commission expires: 7/23/89



Aspen Title & Escrow, Inc.
600 Main Street
Klamath Falls, Oregon 97601
GRANTOR'S NAME AND ADDRESS

Richard Barrett & Marlyn Barrett
Glenn Barrett
GRANTEE'S NAME AND ADDRESS

After recording return to:
Richard Barrett, Marlyn Barrett & Glenn Barrett
Rt. 1 Box 129
Bonanza, Oregon 97623
NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDERS USE

STATE OF OREGON,
County of } ss.

I certify that the within instrument was received for record on the day of 1987, at o'clock M., and recorded in book/reel/volume No. on page or as fee/tile/instrument/microfilm/reception No. Record of Deeds of said county.
Witness my hand and seal of County affixed.

NAME TITLE
By Deputy

EXHIBIT "A"

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A tract of land situated in Government Lot 1, Section 3, Township 40 South, Range 13 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point marked by a P.K. nail on the North line of said Section 3, said point being East 4518.68 feet from the brass cap monument marking the Northwest corner of said Section 3, said point also being West 769.85 feet from a P. K. nail at the intersection of East Langell Valley Road and Gale Road, accepted as the Northeast corner of said Section 3; thence South $01^{\circ} 13' 00''$ West 54.55 feet to a $5/8$ " iron pin; thence South $06^{\circ} 15' 00''$ West 189.72 feet to a $5/8$ " iron pin; thence South $01^{\circ} 13' 40''$ East, 129.74 feet to a $5/8$ " iron pin; thence South $00^{\circ} 55' 44''$ West 81.86 feet to a $5/8$ " iron pin; thence South $39^{\circ} 28' 30''$ East, 104.67 feet to a $5/8$ " iron pin; thence South $09^{\circ} 12' 24''$ West 188.48 feet to a $5/8$ " iron pin; thence South $18^{\circ} 23' 16''$ East, 54.52 feet to a $5/8$ " iron pin; thence South $67^{\circ} 36' 48''$ East 131.25 feet to a $5/8$ " iron pin; thence North $79^{\circ} 22' 06''$ East, 81.63 feet to a $5/8$ " iron pin on the Westerly right of way line of the Gale Lateral; thence Northerly along said right of way line, North $26^{\circ} 28' 00''$ West, 49.39 feet; North $18^{\circ} 20' 00''$ East, 121.56 feet, North $12^{\circ} 15' 00''$ West 289.75 feet, North $55^{\circ} 51' 00''$ East, 184.94 feet, North $06^{\circ} 15' 00''$ East 204.21 feet, North $01^{\circ} 13' 00''$ East 58.65 feet to the North line of said Section 3; thence West 60.02 feet to the point of beginning, including the area in the County Road right of way along the Northerly line, with bearings based on the North line of Section 3 as established as being East. The right of way of the Gale Lateral was established 20.00 feet West of Deed record to correlate the Deed right of way to the existing ditch.

SUBJECT TO:

1. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Langell Valley Irrigation District.
2. Rights of the public in and to any portion of said premises lying within the limits of roads and highways.
3. An easement, including the terms and provisions thereof:

Dated : July 16, 1981

Recorded : July 20, 1981

Book : M-81

Page : 12957

In favor of: Noel Reuland

For : North of property for irrigation water from the Gale Lateral.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____
of _____ March _____ A.D., 19 87 at 3:12 o'clock P M., and duly recorded in Vol. M87
of _____ Deeds _____ on Page 3637

FEE \$14.00

Evelyn Biehm,
By _____

County Clerk

[Signature]