

MYC # 5314

76988

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WARRANTY DEED

RONALD E. PHAIR and LORRAYNE PHAIR, husband and wife,
Grantors convey and warrant to DAVID J. DAVIS and NORMA B. DAVIS,
husband and wife, Grantees, the following described real
property located in Klamath County, State of Oregon, free of
all encumbrances, except as specifically set forth herein:

PARCEL 2:

All that portion of the following parcel that is
Southwesterly of Klamath Irrigation District
Lateral A-3-F:

That portion of the NE 1/4 NE 1/4 of Section 15,
Township 39 South, Range 9 East of the Willamette
Meridian, Klamath County, Oregon, more particularly
described as follows:

Beginning at an iron pin on the Northerly right of
way line of Anderson Avenue, which lies South 0
degrees 10' East along the Section line a distance
of 1290.7 feet and North 88 degrees 39' West along
the Northerly right of way line of Anderson Avenue
a distance of 680.4 feet from the iron axle which
marks the Northeast corner of Section 15, Township
39 South, Range 9 East of the Willamette Meridian,
and running thence North 0 degrees 10' West parallel
to the Section line a distance of 306.8 feet to an
iron pin; thence North 88 degrees 39' West a
distance of 647.2 feet, more or less, to the West
line of the NE 1/4 NE 1/4 of said Section 15;
thence South 0 degrees 10' East a distance of
306.8 feet to an iron pin on the Northerly right
of way line of Anderson Avenue; thence South 88
degrees 39' East along the Northerly right of way
line of Anderson Avenue, a distance of 647.2 feet,
more or less to the point of beginning.

EXCEPTING THEREFROM the West 180 feet (as measured
along and at right angles to the South line) of
said parcel.

RESERVING UNTO Grantors, their heirs and assigns a
perpetual non-exclusive easement for
access purposes, said easement being in the NE 1/4
NE 1/4 of Section 15, Township 39 South, Range 9
East of the Willamette Meridian, being more particularly
described as follows:

Beginning on a point on the North line of Anderson
Avenue, said point being 180 feet East of the
intersection of the West line of the NE 1/4 NE 1/4
of said Section 15, and the North line of Anderson
Avenue; thence continuing East along the North
line of Anderson Avenue a distance of 20 feet;

thence North parallel to the West line of said NE 1/4 NE 1/4 a distance of 100 feet; thence West parallel to the North line of Anderson Avenue a distance of 110 feet; thence South parallel to the West line of said NE 1/4 NE 1/4 a distance of 20 feet; thence East parallel to the North line of Anderson Avenue a distance of 90 feet; thence South parallel to the West line of said NE 1/4 NE 1/4 a distance of 80 feet to the point of beginning.

SUBJECT TO:

1. Reservations, restrictions, rights of way, easements of record and those apparent on the land;
2. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.
3. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Klamath Irrigation District.
4. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Klamath Basin Improvement District.
5. The premises herein described are within and subject to the statutory powers, including the power of assessment, of South Suburban Sanitary District.
6. Assessments, if any, due to the City of Klamath Falls for water use.
7. An easement created by instrument, including the terms and provisions thereof, recorded November 26, 1943, Volume 160, page 151, Records of Klamath County, Oregon in favor of Rose M. Poole, for ditches and/or pipe lines to convey water for irrigation and domestic water use for the benefit of adjoining property owners.
8. Warranty Clearance Easement, in favor of the United States of America, recorded June 12, 1964, in Volume 353, page 455, Records of Klamath County, Oregon.
9. An easement created by instrument, including the terms and provisions thereof, dated September 15, 1969, recorded September 24, 1969, in Volume M69, page 8242, Microfilm Records of Klamath County, Oregon, in favor of South Suburban Sanitary District for sewer.
10. Subject to the terms and provisions of instrument recorded July 24, 1970 in Volume M70, page 6187, Microfilm Records of Klamath County, Oregon, as "Notice to Persons Intending to Plat Lands Within the Klamath Basin Improvement District."
11. Mortgage, including the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein. Dated: August 21, 1972, recorded August 25, 1972 in Volume M72, page 10441, Microfilm Records of Klamath County, Oregon. Mortgagor: Ronald E. Phair and

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Lorrayne Phair, husband and wife, Mortgagee: Equitable Savings and Loan Association, an Oregon corporation, amount: \$20,000.00, which said Mortgage, Grantees do not agree to assume and pay.

12. A perpetual non-exclusive easement for access purposes, as contained in Warranty Deed from Ronald E. Phair and Lorrayne Phair, husband and wife to David J. Davis and Norma B. Davis, husband and wife, recorded June 27, 1979 in Volume M79, page 15179, Microfilm Records of Klamath County, Oregon, and re-recorded on July 3, 1979 in Volume M79, page 15851, Microfilm Records of Klamath County, Oregon.

The true and actual consideration paid for this conveyance includes other property or value given.

WITNESS Grantors' hands this 18 day of December, 1980.

Ronald E. Phair
RONALD E. PHAIR
Lorrayne Phair
LORRAYNE PHAIR

STATE OF OREGON)
) ss.
County of Klamath)

Personally appeared the above-named RONALD E. PHAIR and LORRAYNE PHAIR, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

BEFORE ME:

William L. Hager
NOTARY PUBLIC FOR OREGON
My Commission Expires: 2-17-84

Unless a change is requested
all future tax statements shall
be sent to:

AFTER RECORDING RETURN TO:

Dale Woods
12587 Lakeshore North
Auburn, CA 95603

WARRANTY DEED. PAGE THREE.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Company the 16th day
of July A.D., 19 87 at 9:09 o'clock AM., and duly recorded in Vol. M87
of Deeds on Page 12618.

FEE \$18.00

Evelyn Biehn, County Clerk
By [Signature]