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MTC 1845 P

WARRANTY DEED

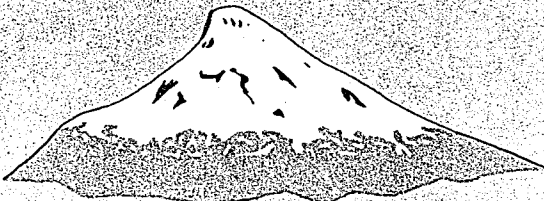
Vol 1487 Page 16888

KNOW ALL MEN BY THESE PRESENTS, That PATRICIA A. STRAUS, who acquired title as Trish Straus, as to an undivided 175/275 interest

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DENNIS C. ABEL & PATRICIA J. ABEL, husband and wife

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:

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF.



## MOUNTAIN TITLE COMPANY

"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."

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 EXCEPT Those of record and apparent upon the land, if any, as of the date of this deed,

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 \$ 85,000.00

However, the above consideration is not to be construed as a promise to pay or a promise to perform any other obligation of the grantor, but is a statement of the value of the property at the time of the execution of this instrument.

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 1st day of SEPT, 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.

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of WASHINGTON

SEPTEMBER 1, 1987

Personally appeared the above named Patricia A. Straus

and acknowledged the foregoing instrument to be a voluntary act and deed.

Before me, Notary Public for Oregon, My commission expires:

Patricia A. Straus

GRANTOR'S NAME AND ADDRESS

Dennis C. & Patricia J. Abel

3486 Calistoga Rd  
Santa Rosa CA 95404

GRANTEE'S NAME AND ADDRESS

After recording return to:

GRANTEE

NAME, ADDRESS, ZIP

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

GRANTEE

NAME, ADDRESS, ZIP

STATE OF OREGON, County of \_\_\_\_\_ ss.

Personally appeared \_\_\_\_\_, 19\_\_\_\_

and \_\_\_\_\_ 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 \_\_\_\_\_

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 behalf 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:

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

STATE OF OREGON,

County of \_\_\_\_\_ ss.

I certify that the within instrument was received for record on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_

at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and recorded in book \_\_\_\_\_ on page \_\_\_\_\_ or as

SPACE RESERVED FOR RECORDER'S USE

file/reel number \_\_\_\_\_ Record of Deeds of said county.

Witness my hand and seal of County affixed.

Recording Officer

By \_\_\_\_\_

Deputy

## DESCRIPTION SHEET

## PARCEL ONE

All that portion of the E1/2 of the SW1/4 of the NE1/4 of Section 28, Township 34 South, Range 8 East of the Willamette Meridian, lying North of the Chiloquin to Sprague River Highway.

All that portion of the E1/2 of the NE1/4 of Section 28 lying South and West of Sprague River and North of the Chiloquin to Sprague River Highway and that portion of the SW1/4 of the NW1/4 of Section 27 lying Southwest of Sprague River, all in Township 34 South, Range 8 East of the Willamette Meridian, and being more particularly described as follows:

Beginning at a point on the South bank of Sprague River at the intersection of the West line of the E1/2 of the NE1/4 of Section 28, Township 34 South, Range 8 East of the Willamette Meridian, from which the Northwest corner of said E1/2 of said NE1/4 bears North 0 degrees 57' 44" East 1088.75 feet distant; thence along the south and West bank of Sprague River South 58 degrees 13' 40" East 66.68 feet; thence South 73 degrees 27 1/2' East 80.0 feet; thence South 88 degrees 53 1/2' East 182.00 feet; thence North 31 degrees 40' East 206.93 feet; thence North 72 degrees 49' 50" East 53.28 feet; thence South 60 degrees 16' 20" East 54.55 feet; thence South 10 degrees 31 1/2' East 164.19 feet; thence South 18 degrees 01 1/2' East 225.00 feet; thence South 53 degrees 48' East 138.56 feet; thence North 67 degrees 11' 40" East 229.47 feet; thence North 27 degrees 24' 20" East 111.15 feet; thence East 100.0 feet; thence South 48 degrees 43 1/2' East 279.26 feet; thence South 18 degrees 36' West 417.39 feet; thence South 0 degrees 14' West 229.47 feet; thence South 17 degrees 12' East 324.00 feet; thence South 36 degrees 03 1/2' East 402.9 feet, more or less to the South line of the NW1/4 of Section 27 at a point approximately 180.0 feet East of the quarter corner common to Sections 27 and 28; thence west along the quarter section lines of Chiloquin to Sprague River Highway; thence Northwesterly along the said Northeastly line to the West line of the said E1/2 of the NE1/4 of Section 28; thence North along the said West line of the said E1/2 of the NE1/4 of said Section 28 to the point of beginning.

TOGETHER WITH: That parcel of land described as the NW1/4 of the NE1/4 of Section 28, Township 34 South, Range 8 East of the Willamette Meridian, SAVING AND EXCEPTING therefrom the following:

Beginning at an iron pin on the North line of Section 28, Township 34 South, Range 8 East of the Willamette Meridian, 230.0 feet West of the iron pipe marking the Northeast corner of the NW1/4 of the NE1/4 of said section, thence South 3 degrees 21 1/2' West 589.77 feet; thence South 86 degrees 38 1/2' East 63.8 feet to an iron pin on the bank of Sprague River; thence along Sprague River South 15 degrees 28' 50" West 174.86 feet; thence South 18 degrees 17 1/2' East 246.05 feet; thence South 58 degrees 13' 40" East 178.44 feet; more or less to the East line of said NW1/4 of the NE1/4; thence North 0 degrees 57' 44" East along said East line, 1088.75 feet; thence West 230.00 feet to the point of beginning.

16890

## PARCEL TWO

A tract of land situated in the NW1/2 NE1/4 of Section 28 and the SE1/4 SE1/4 of Section 21, in Township 34 South, Range 8, East of the Willamette Meridian, more particularly described as follows:

Beginning at a one inch iron pipe on the Northeast corner of the NW1/4 NE1/4 of said Section 28; thence West along the North line of said Section 28, a distance of 229.64 feet to a one-half inch iron pin; thence South 03 degrees 13' 28" West, a distance of 589.34 feet to a one-half inch iron pin; thence South 86 degrees 45' 40" East, a distance of 63.45 feet to a one-half inch iron pin on the left bank of Sprague River; thence following the left bank of Sprague River the following courses and distances: North 39 degrees 19' 30" East, 93.63 feet; North 47 degrees 33' 20" East, 108.49 feet; North 63 degrees 47' 30" East, 419.70 feet; North 83 degrees 21' 40" East 125.30 feet; North 79 degrees 14' 00" East, 131.22 feet; North 89 degrees 23' 50" East, 102.27 feet; North 30 degrees 55' 50" East 87.80 feet; North 10 degrees 41' 10" East 205.69 feet; North 22 degrees 06' 40" West, 130.62 feet; North 46 degrees 22' 00" West, 111.35 feet; North 74 degrees 38' 40" West, 135.89 feet; North 59 degrees 48' 50" West, 125.44 feet; north 72 degrees 40' 40" West, 145.17 feet; South 61 degrees 48' 20" West 94.89 feet; South 16 degrees 33' 10" West, 307.42 feet; and thence South 53 degrees 12' 04" West, a distance of 95.37 feet to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Company the 17th day  
 of September A.D., 19 87 at 8:48 o'clock A M., and duly recorded in Vol. M87,  
 of Deeds on Page 16888.  
 Evelyn Biehn, Ann Smith County Clerk  
 By Ann Smith

FEE \$18.00