

79900



#31425

Aspen  
TITLE & ESCROW, INC.Vol. M87 Page 17696

## WARRANTY DEED (INDIVIDUAL)

WILLIAM W. TINNISWOOD, JR. or SUSAN I. TINNISWOOD, husband and wife  
convey(s) to JAMES D. BERGEN and MACHELLE D. BERGEN, husband and wife, hereinafter called grantor,  
County of Klamath, State of Oregon, described as: all that real property situated in the

SEE ATTACHED EXHIBIT "A"

"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."

THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY PARTICULAR USE MAY BE MADE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT. A BUYER SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except  
SEE ATTACHED EXHIBIT "A"  
and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$ 77,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (Indicate which) (Delete between symbols; if not applicable. See ORS 93.030)  
In construing this deed and where the context so requires, the singular includes the plural.  
IN WITNESS WHEREOF, the grantor has executed this instrument this 29 day of September, 19 87.

*[Signature]*  
Susan I. Tinniswood

STATE OF OREGON, County of Klamath, ss.  
September 29, 19 87.

Personally appeared the above named William W. Tinniswood Jr and Susan I. Tinniswood  
instrument to be their voluntary act and deed. and acknowledged the foregoing

Before me: *[Signature]*  
Notary Public for Oregon  
My Commission Expires: 10-13-90

William W. Tinniswood, Jr.  
Susan I. Tinniswood

GRANTOR'S NAME AND ADDRESS

James D. Bergen  
Machelle D. Bergen

GRANTEE'S NAME AND ADDRESS

After recording return to:

KLAMATH FIRST FEDERAL S&LA  
2943 SOUTH SIXTH STREET  
KLAMATH FALLS, OREGON 97603  
NAME, ADDRESS, ZIP

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

KLAMATH FIRST FEDERAL S&LA  
2943 SOUTH SIXTH STREET  
KLAMATH FALLS, OREGON 97603  
NAME, ADDRESS, ZIP

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/reel/volume No. \_\_\_\_\_ on page \_\_\_\_\_ or as document/fee/filed instrument/microfilm No. \_\_\_\_\_, Record of Deeds of said county. Witness my hand and seal of County affixed.

SPACE RESERVED  
FOR  
RECORDER'S USE

NAME

TITLE

By \_\_\_\_\_ Deputy

## EXHIBIT "A"

A parcel 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, described as follows:

Beginning at the Northwest corner of said Section 18; thence South 0° 01' 10" West along the West line of said Section 18 a distance of 2132.47 feet; thence South 89° 51' 42" East a distance of 2034.90 feet; thence North 0° 00' 23" East a distance of 628.10 feet to the true point of beginning of this description; thence North 89° 59' 04" West a distance of 485.0 feet, more or less, to the Easterly line of a 60 foot roadway; thence along said Easterly line and along the arc of a 400 foot radius curve to the right, having a central angle of 19° 20' 10" a distance of 134.99 feet; thence South 89° 59' 04" East a distance of 507.6 feet to a point which bears South 0° 00' 23" West from the point of beginning; thence North 0° 00' 23" East a distance of 132.0 feet, more or less, to the point of beginning.

TOGETHER WITH the right of ingress and egress over the following described roads: 60 foot strips of land situated in the N $\frac{1}{2}$ , Section 18, Township 39 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon, being 30 feet on either side of measured at right angles from, the following described center lines:

Beginning at a point on the Easterly right of way line of State Highway 39, said point being South 00° 01' 10" West 2162.47 feet and South 89° 51' 42" East 25.31 feet from the Northwest corner of said Section 18; thence South 89° 51' 42" East 2548.10 feet to a point, North 89° 51' 42" West 30.00 feet from the East line of the NW $\frac{1}{4}$  of said Section 18.

ALSO beginning at the center quarter corner of said Section 18; thence North 00° 00' 23" East 1334.32 feet to the C-N 1/16 corner of said Section 18. ALSO beginning at a point South 00° 01' 10" West 2192.47 feet and South 89° 51' 42" East 1323.84 feet from the Northwest corner of said Section 18; thence South 00° 02' 03" East 465.00 feet to the South line of the NW $\frac{1}{4}$ , said Section 18. ALSO beginning at a point South 00° 01' 10" West 2132.47 feet and South 89° 51' 42" East 599.83 feet from the Northwest corner of said Section 18; thence North 00° 02' 42" West 409.32 feet; thence South 89° 59' 04" East 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 South 42° 55' 14" East 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 North 66° 01' 16" East 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 North 03° 17' 26" West 157.53 feet to the North line of the SE $\frac{1}{4}$ NW $\frac{1}{4}$ , said Section 18.

## SUBJECT TO:

1. Rights of the public in and to any portion of the herein described premises lying within the boundaries of streets, roads or highways.
2. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Enterprise Irrigation District.
3. Easement, including the terms and provisions thereof, recorded October 18, 1978 in Book M-78 at page 23313, for delivery of irrigation water from the Enterprise Irrigation District Canal.
4. Easement, including the terms and provisions thereof, recorded March 11, 1980 in Book M-80 at page 4633, in favor of Pacific Power & Light Company.
5. Easement, including the terms and provisions thereof, recorded October 28, 1986 in Book M-86 at page 19489, for electric underground distribution line, granted to Pacific Power & Light Company, a corporation.
6. Taxes for the year 1987-88 are now a lien but not yet payable.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Company the 29th day of September A.D., 19 87 at 4:19 o'clock P. M., and duly recorded in Vol. M87 of Deeds on Page 17696.

FEE \$14.00

Evelyn Blehn,  
By Pat Smith County Clerk