

81246

Aspen Title #M-31157 M&M
WARRANTY DEED (CORPORATION) Vol. 1081 Page 20074

HENLEY LAND COMPANY, INC., an Oregon Corporation

Oregon

(State of incorporation)

corporation, hereinafter called grantor, conveys to

BYRON L. GRIM

all that real property situated in Klamath County, State of Oregon, described as:

SEE ATTACHED EXHIBIT "A"

and covenant(s) that grantor is owner of the above described property free of all encumbrances except

SEE ATTACHED EXHIBIT "B"

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 \$ 7,250.00 .*

Signed by authority of the Board of Directors, with the seal of said corporation affixed, this
23rd day of June, 19 87.

(Corporate Seal)

By Wm. T. McGaughey President

By _____ Secretary

STATE OF OREGON, County of Klamath) ss.

November 3, 1987

Personally appeared Wm. T. McGaughey who, being duly sworn,
did say that he is the President
Henley Land Company, Inc. 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 he acknowledged said
instrument to be its voluntary act and deed.

Official Seal

Before me:

Marlene P. Addington
Notary Public for OregonMy commission expires: 3-22-89

- * The dollar amount should include cash plus all encumbrances existing against the property to which the property remains subject or which the purchaser agrees to pay or assume.
- ** If consideration includes other property or value, add the following: "However, the actual consideration consists of or includes other property or value given or promised which is part of the/the whole consideration." (Indicate which)

WARRANTY DEED (CORPORATION)

TO

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 _____ Records of Deeds of said County.

Witness my hand and seal of County affixed.

Title

By _____

Deputy

After Recording Return to: & Taxes:

Byron L. Grim
4821 Alt Way
Klamath Falls, OR 97603

EXHIBIT "A"

A tract of land situated in the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 13, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point on the West line of said NE $\frac{1}{4}$ NE $\frac{1}{4}$ and on the Southwesterly boundary of Tract 1085 Country Green, a duly recorded subdivision, and being South $00^{\circ} 18' 23''$ West 509.25 feet from the Northwest corner of said NE $\frac{1}{4}$ NE $\frac{1}{4}$; thence South $00^{\circ} 18' 23''$ West 817.30 feet to the NE $1/16$ corner of said Section 13; thence along the South line of said NE $\frac{1}{4}$ NE $\frac{1}{4}$, South $89^{\circ} 56' 54''$ East 356.07 feet to the Southerly line of that tract of land described in Volume M-87 at page 10,229 Exhibit "A" of the Klamath County Deed Records; thence North $72^{\circ} 58' 03''$ East, along said line, 19.30 feet to a point 15 feet Easterly when measured at right angles from the centerline of the Enterprise Irrigation District Ditch; thence Northerly parallel to said ditch North $38^{\circ} 13' 35''$ West 134.69 feet, along the arc of a curve to the right (radius = 285.00 feet, central angle = $17^{\circ} 21' 40''$) 86.36 feet, North $20^{\circ} 51' 55''$ West 224.49 feet, along the arc of a curve to the right (radius = 335.00 feet, central angle = $37^{\circ} 46' 05''$) 220.82 feet, North $16^{\circ} 54' 10''$ East 27.02 feet to the most Southerly point of said Tract 1085 Country Green along said subdivision North $23^{\circ} 24' 16''$ West 60.00 feet, North $63^{\circ} 42' 42''$ West 19.53 feet, along the arc of a curve to the right (Radius = 249.23 feet, central angle = $24^{\circ} 11' 35''$) 105.24 feet and North $39^{\circ} 31' 07''$ West 65.34 feet to the point of beginning, with bearings based on said Tract 1085 Country Green.

LESS AND EXCEPT that portion lying within the Enterprise Irrigation District ditch.

TOGETHER WITH AN EASEMENT for ingress and egress along with Westerly 77.54 feet of Alt. Way as shown on the recorded plat of TRACT 1085-- COUNTRY GREEN.

1. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Enterprise Irrigation District.

2. Easement, including the terms and provisions thereof:

Dated : March 3, 1932
 REcorded : March 18, 1932
 Book : 97
 Page : 155
 Granted to : The California Oregon Power Company, a California Corporation
 For : 10 feet, over the NE $\frac{1}{4}$ Of said Section 13, for power and telephone lines.

3. Agreement, including the terms and provisions thereof, dated April 10, 1974, recorded May 2, 1974 in Book M-74 at page 5514, Microfilm Records, between Oregon Water Corporation and Henley Land Company, a Corporation for well use.

4. Easement, including the terms and provisions thereof:

Dated : May 6, 1974
 Recorded : May 23, 1974
 Book : M-74
 Page : 6422
 Granted to : Pacific Northwest Bell Telephone Corporation
 For : Underground Communications

5. Easement, including the terms and provisions thereof:

Dated : April 18, 1957
 Recorded : April 30, 1957
 Book : 291
 Page : 438
 Granted to : The California Oregon Power Company, a California Corporation
 For : The overhang of wires and for a down guy and down guy anchor only

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Company
 of November 11, 1987 at 11:19 o'clock A.M., and duly recorded in Vol. MB7
 of Deeds on Page 20074

FEE \$20.00

Evelyn Biehn, County Clerk
 By *[Signature]*