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Vol. M88 Page 8126

## WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That Michael L. Morris and Diane P. Morris, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Donald E. Williams and Frances B. Williams, husband and wife, 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

Beginning at the initial point of the survey of Brewer's Ranchos according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, which point is the quarter section corner between Sections 7 and 18, Township 24 South, Range 7 East of the Willamette Meridian; thence North 58°13'37" East a distance of 79.36 feet to the true point of beginning of this description; thence North 80°38'03" West a distance of 217.46 feet to a point on the arc of a 50 foot radius curve having a central angle of 161°39'23"; thence along the arc of said curve to the left a distance of 33.46 feet to a point on the Westerly line of Lot 2 in Block 2 of said Brewer's Ranchos; thence North 18°35'22" East along the Westerly line of said Lot 2 and Lot 1 of said Block 2 a distance of 94.24 feet to a point; thence South 57°47'22" East a distance of 260.83 feet to a point; thence South 58°13'37" West a distance of 12.84 feet to the true point of beginning.

"Subject to the following restrictions: (1) A 20 foot building setback line along the front of all lots and all lots abutting on State Highway 58, (2) No access from highway other than the streets as shown on the annexed plat, (3) A 16 foot public utilities easement along all back and side lot lines except where the lines are common to two lots, an eight-foot easement is dedicated on each lot. (4) A 10 foot pedestrian easement along the Easterly bank of Crescent Creek, along the line between Lots 2 and 3, Block 3 and along the portion of the subdivision boundary abutting the parcel of land shown and identified as "not a part of this subdivision" on the annexed plat, for the use of the owners of the lots in BREWERS RANCHOS, their guests and tenants; any additional restrictions as provided in recorded protective covenants and restrictions of record."

Subject to easements, reservations and restrictions of record.

STATE OF OREGON

County of \_\_\_\_\_

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 file/reel number \_\_\_\_\_

Record of Deeds of said county. Witness my hand and seal of County affixed.

By \_\_\_\_\_ Recording Officer

Deputy.

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Cascade Escrow  
2073 Olympic, Suite 104  
Springfield, OR 97477  
NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

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CHRYSLER CREDIT CORPORATION

STATION 2 TYPE AND ADDRESS

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To Have and to Hold the same unto the said grantees 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 as hereinabove stated.

the whole  
part of

In construing this deed and where the context so requires, the sentence between the symbols ©, if not applicable, should be deleted.

In Witness Whereof, the grantor has executed this instrument this 24th day of September, 1980, by order of its board of directors.

(If executed by a corporation,  
affix corporate seal)

STATE OF OREGON, County of Lane, ss.  
September 24, 1980.  
Personally appeared, the above named Michael L. Morris and Diane P. Morris, husband and wife,

STATE OF OREGON,  
County of Klamath ss.

Filed for record at request of:

Mountain Title Co.

On this 25th day of May A.D., 19 88  
at 1:01 o'clock P M. and duly recorded  
in Vol. M88 of Deeds Page 8126  
Evelyn Biehle County Clerk  
By Serveth

Fee, \$15.00

**Deputy.**

March 28 - 1981

WMC TYPE (2-1050)

WLS 150A-1703