

93519

WHEN RECORDED MAIL TO:

CLARENCE R. & BENNIE PERMENTER  
13806 LANCASTER ROAD  
OAKDALE, CALIFORNIA 95361(Don't use this  
space; reserved  
for recording  
label in coun-  
ties where  
used.)

MAIL TAX STATEMENTS TO:

CLARENCE R. & BENNIE PERMENTER  
13806 LANCASTER ROAD  
OAKDALE, CALIFORNIA 95361

STATE OF OREGON

ss.

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  
filing fee number \_\_\_\_\_, Rec-  
ord of Deeds of said County.Witness my hand and seal of County  
affixed.

Title

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

## WARRANTY DEED

LaVERNE HASKINS and NORMA J. HASKINS, tenants by the entirety,

GRANTOR, conveys and warrants to

CLARENCE R. PERMENTER and BENNIE PERMENTER, husband and wife,

GRANTEE, the following described real property situate in Klamath County, Oregon, free of encumbrances except as  
specifically set forth below:

SEE ATTACHED EXHIBIT "A"

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 250,000.00. ~~However, the actual consideration consists of or includes other property or value given or promised which is part of the whole consideration.~~ XXXXXX

In construing this deed and where the context so requires, the singular includes the plural.

Dated this 25 day of October, 19 88LaVerne Haskins  
LaVERNE HASKINSNorma J. Haskins  
NORMA J. HASKINSSTATE OF OREGON, County of Klamath ) ss.

Personally appeared the above named

LaVERNE HASKINS and NORMA J. HASKINSand acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Notary Public for Oregon

My commission expires 6-1-89

(Official Seal)

MAIL TAX STATEMENTS AS DIRECTED ABOVE

Giacomini & Knieps  
Attorneys at Law  
635 Main Street  
Klamath Falls, Oregon 97601

88 NOV 4 PM 2 02

EXHIBIT "A"

The following described real property situate in Klamath County, Oregon, to-wit:

Township 38 South, Range 11 East of the Willamette Meridian:

Section 29: SW $\frac{1}{4}$ , S $\frac{1}{2}$ NW $\frac{1}{4}$

Section 30: SW $\frac{1}{4}$ SE $\frac{1}{4}$ , saving and excepting the following described parcel: Beginning at a point from which the quarter corner common to Sections 30 and 31, T. 38 S., R. 11 E.W.M., Klamath County, Oregon, bears S. 41°16'10" W. 863.75 feet distant; thence N. 00°08'45" W., 132.00 feet to a point; thence S. 89°37'05" E. 406.85 feet to a point in an existing fence; thence S. 11°56'0" E. along said fence 131.00 feet to a point; thence S. 89°51'15" W., 433.6 feet to the point of beginning.

Also the following described parcel situate in the NW $\frac{1}{4}$ SE $\frac{1}{4}$ , of Section 30, T. 38 S., R. 11 E.W.M., Klamath County, Oregon, lying South of the following described line: Beginning at a point on the Centerline of Haskins Road, being accepted as the West line of said NW $\frac{1}{4}$ SE $\frac{1}{4}$ , said point being N. 00°39'36" E. 2184.0 feet from the South quarter corner of said Section 30, said quarter corner being marked by a P K nail 29.00 feet West of a 1" iron pipe as per Survey No. 1713 and Major Land Partition No. 3-88; thence East 1320 feet, more or less, to a point on the East line of said NW $\frac{1}{4}$ SE $\frac{1}{4}$  with bearings based on said Survey No. 1713. This parcel contains approximately 20 acres, excluding the portion of said NW $\frac{1}{4}$ SE $\frac{1}{4}$  conveyed to LaVerne Haskins and Norma J. Haskins, by Deed recorded 7/2/85 in Deed Volume M-85, Page 10216, Records of Klamath County, Oregon.

SAVING AND EXCEPTING THEREFROM: Beginning at a point on the Centerline of Haskins Road, being accepted as the West line of said NW $\frac{1}{4}$ SE $\frac{1}{4}$ , said point being N. 00°39'36" E. 2184.0 feet from the South quarter corner of said Section 30, said quarter corner being marked by a P K nail 29.00 feet West of a 1" iron pipe as per Survey No. 1713 and Major Land Partition No. 3-88; thence S. 00°39'36" W., along said Centerline, 369.86 feet; thence leaving said road and following along an existing fence line the following courses, N. 89°57'38" E. 91.42 feet, S. 04°13'50" E. 18.82 feet, S. 83°27'47" E. 297.52 feet, S. 15°49'55" W. 153.88 feet, S. 38°26'50" E. 90.95 feet, N. 76°48'51" E. 44.76 feet, N. 16°17'06" W. 93.98 feet and N. 84°45'20" E. 88.88 feet to a fence corner; thence leaving said fence S. 03°33'42" E. 190.05 feet to a fence corner; thence following said fence line N. 72°37'27" E. 151.52 feet and S. 23°31'01" E. 109.85 feet; thence leaving said fence and continuing S. 23°31'01" E. to a point on the South line of said NW $\frac{1}{4}$ SE $\frac{1}{4}$ ; thence Easterly to the Southeast corner of said NW $\frac{1}{4}$ SE $\frac{1}{4}$ ; thence Northerly, along the East line of said NW $\frac{1}{4}$ SE $\frac{1}{4}$ , to a point that bears East of the point of beginning; thence West to the point of beginning, with bearings based on said Survey No. 1713.

Section 31: N $\frac{1}{2}$ NE $\frac{1}{4}$ , SAVING AND EXCEPTING THEREFROM: A tract of land situated in the NW $\frac{1}{4}$ NE $\frac{1}{4}$  of Section 31, Township 38 South, Range 11 E.W.M., more particularly described as follows: Beginning at a P K nail on the Centerline of Haskins Road from which the North quarter corner of Section 31 bears N. 00°47'49" E. 176.36 feet; thence S. 89°12'11" E. 30.00 feet to an iron pin; thence continuing S. 89°12'11" E. 364.40 feet to an iron pin; thence S. 13°19'24" W. 338.19 feet to an iron pin; thence S. 45°30'16" W. 149.03 feet to an iron pin; thence N. 89°12'11" W. 186.20 feet to an iron

pin; thence continuing N. 89°12'11" W. 30.00 feet to a P K nail on the Centerline of Haskins Road; thence N. 00°47'49" E. 436.06 feet to the pint of beginning, containing 3.36 acres, including the area within Haskins Road, with bearings based on Recorded Survey No. 1713 (all iron pins mentioned are a 5/8-inch rebar with a Tru-Line Surveying plastic cap).

Section 32: N½NW¼, W½NE¼, SE¼NW¼

SUBJECT TO:

1. Taxes for 1988-1989 which are now a lien but not yet payable.
2. Terms and conditions of special assessment as farm use and the right of Klamath County, Oregon, to additional taxes in the event said use should be changed, which obligations Grantee assumes and agrees to pay and perform.
3. Acreage and use limitations under provisions of United States Statutes and regulations issued thereunder.
4. Liens and assessments of Klamath Project and Horsefly Irrigation District, and regulations, contracts, easements, water and irrigation rights in connection therewith.
5. Any unpaid charges or assessments of the Horsefly Irrigation District.
6. Reservations and restrictions in deed from Ada Parsons Sparretorn, a widow to Henry O. Cox, John E. Cox and Charles E. Cox, dated June 9, 1936, recorded June 11, 1936, in Volume 106, Page 460, Deed Records of Klamath County, Oregon, as follows: "saving and reserving unto grantor an undivided ½ interest in all oil, gas and minerals on, in and under said lands, with the right at all times to enter into and upon the same to explore therefore and to bore wells and make excavations, and remove all oils and minerals found thereon and therein, with rights of way for pipe lines, and less rights of way for roads".
7. Right of Way given for canal and ditch purposes given by Amelia Tucker, a widow, to Horsefly Irrigation District, dated May 29, 1918, recorded June 8, 1918, in Volume 49, Page 269, Deed Records of Klamath County, Oregon.
8. Right of Way given by LaVerne Haskins and Norma Jean Haskins, husband and wife, to J. Luther Haskins and Nellie Haskins, husband and wife, to Pacific Gas Transmission Company, a California corporation, dated April 14, 1960, recorded June 23, 1960, in Volume 322, Page 2233, and amended by Notice of Location Amending description of existing right of way, dated November 30, 1978, recorded January 17, 1979, in Volume M-79, Page 1366, Deed Records of Klamath County, Oregon.
9. Boundary Line, Joint Use and Easement Agreement, including the terms and provisions thereof, given by and between LaVerne Haskins and Norma Haskins, husband and wife, and Louis J. Arata and Linda S. Arata, husband and wife, dated April 19, 1979, recorded April 19, 1979, in Volume M-79, Page 8800, Deed Records of Klamath County, Oregon.
10. Grant of Easement and Joint Use Agreement, including the terms and provisions thereof, given by LaVerne Haskins and Norma J. Haskins, to Larry Haskins and Sharon M. Haskins, dated August 24, 1981, and recorded September 8, 1981, in Volume M-81, Page 15863, Deed Records of Klamath County, Oregon.

*J. L. H. N. J. H.*

11. Grant of Easement and Joint Use Agreement, including the terms and provisions thereof, given by LaVerne Haskins and Norma J. Haskins to Larry Haskins and Sharon M. Haskins, dated August 24, 1981, recorded October 6, 1981, in Volume M-81, Page 17661, Deed Records of Klamath County, Oregon.

12. Creation of Private Road Easement, including the terms and provisions thereof, dated April 19, 1988, and recorded April 19, 1988, in Volume M-88, Page 6112, Deed Records of Klamath County, Oregon.

13. The requirements and provisions of ORS Chapter 481 pertaining to the registration and transfer of ownership of mobile homes and any interest or liens disclosed thereby.

*W.L.A. N.J.H.*

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Co. the 4th day  
of Nov. A.D., 19 88 at 2:02 o'clock P.M., and duly recorded in Vol. M88,  
of Deeds on Page 18755.

FEE \$23.00

Evelyn Biehn County Clerk

By *A. Biehn*