



ASPEN 33071

Vol. m89 Page 2033

WARRANTY DEED - INDIVIDUAL

AFTER RECORDING RETURN TO:

AUSTIN C. GOHEEN

ROUTE 2, BOX 21

WINTERS, CA 95694

UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:

Austin C. Goheen, 2412 Pine Grove Road, Klamath Falls, OR 97603

WINFORD G. MAUER AND JANICE M. MAUER, HUSBAND AND WIFE
hereinafter called grantor, convey(s) to AUSTIN C. GOHEEN,
hereinafter called Grantee, all that real property situated in
the County of KLAMATH, State of Oregon, described as:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

"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."

and covenant(s) that grantor is the owner of the above described
property free of all encumbrances except 1) Rights of the
public in and to any portion of the herein described premises
lying within the boundaries of roads or highways. 2) Subject to
rules and regularions of Fire Patrol District. 3) Easement,
including the terms and provisions thereof: For: Right of way,
Granted to: The California Oregon Power Company, a California
Corporation, recorded: July 23, 1958 in Book 301 at page 222.
4) Except tract conveyed by C.E. Dunn, a single man, to Klamath
County, dated October 24, 1958 nd recorded November 6, 1958 in
Book 306 in page 103, Deed Records of Klamath County, Oregon. 5)
Easement, including the terms and provisions thereof: Granted
to: The Pacific Telephone and Telegraph Company, a California
Corporation, recorded on August 1, 1942 in Book 149 at page 42.
6) Easement, including the terms and provisions thereof: For:
Electric transmission and distribution line, Granted to:
Pacific Power & Light Company, recorded on September 3, 1971 at
Book M-71 page 9406.

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
\$82,000.00.

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 27th day of January, 1989.

Winford G. Mauer
WINFORD G. MAUER

Janice M. Mauer
JANICE M. MAUER

STATE OF OREGON, County of KLAMATH)ss.

January 1, 1989.

Person(s) appeared the above named WINFORD G. MAUER AND JANICE
MAUER and acknowledged the foregoing instrument to be THEIR
voluntary act and deed.

Before me: *Sandra Handsaker*
Notary Public for OREGON

My Commission Expires: 7-23-89

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EXHIBIT "A"

PARCEL 1:

A portion of the NE 1/4 NW 1/4 of Section 9, Township 39 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon, lying North of the county road (Pine Grove Road) and being more particularly described as follows:

Beginning at the point of intersection of the section line and the Northerly right of way boundary of the county road (Pine Grove Road) from which point the quarter section corner common to Sections 4 and 9, Township 39 South, Range 10 East of the Willamette Meridian, bears North 89 degrees 55' East a distance of 33.0 feet; thence following along said section line South 89 degrees 55' West a distance of 622.1 feet; thence South 0 degrees 06' West 438.3 feet to the aforesaid Northerly right of way boundary of the county road (Pine Grove Road); thence along same to the point of beginning as follows: North 76 degrees 35' East 84.77 feet; thence 314.56 feet along the arc of a 490.87 foot radius highway curve to the left (long chord bears North 58 degrees 13 1/2' East 309.21 feet); thence North 39 degrees 52' East 207.01 feet; thence 177.12 feet along the arc of a 316.48 foot radius highway curve to the right (long chord bears North 55 degrees 58' East 174.79 feet) to the point of beginning.

PARCEL 2:

A tract or parcel of land situated in Section 9, Township 39 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon, and being more fully described as follows:

Commencing at a found 3/4 inch iron pipe monumenting the quarter corner common to Sections 4 and 9, said Township and Range; thence South 89 degrees 55' West along the section line common to said Sections, 655.10 feet to the true point of beginning; thence leaving said section line, South 00 degrees 06' West, along the Westerly boundary line of that tract of land deeded by Walter E. Mathews, et ux., to Winford G. Mauer, et ux., on the 16th day of April 1963, 438.67 feet (Deed Record 438.3 feet) to a point on the Northwesternly right of way of Pine Grove Road (county road); thence South 76 degrees 37' 10" West (Deed Record South 76 degrees 35' West) along said right of way, 30.39 feet to a 1/2 inch iron pin; thence leaving said right of way, North 00 degrees 06' East, 445.66 feet to a 1/2 inch iron pin situated on the section line common to Sections 4 and 9, said Township and Range; thence North 89 degrees 55' East, 29.56 feet to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 1st day
of Feb. A.D., 19 89 at 3:11 o'clock P.M., and duly recorded in Vol. M89
of Deeds on Page 2033
FEE \$13.00
By Evelyn Biehn County Clerk
Caroline Muiendore