97356 HLAMATH COUNTY TITLE COMP	Vol <u>me9</u> Page <u>3206</u> NNV
к-41201	
STATUTORY WARR	ANTY DEED
(Individual or Con	rporation)
CORALIE C. NELSON	, Grantor,
nveys and warrants to***NANCY L. PORTEUS***	and State of Oregon.
e following described real property in the County ofKlamath	and oute at
See Attached Ex	hibit "A"
Reserving unto Grantor, her heirs and assigns, line down existing road and to island and area wheel for ingress and egress and maintenance,	, an easement to waterwheel and water a approximately 20' X 30' around water- but to Grantee herein, the right to use
This property is free of liens and encumbrances, EXCEPT:	l and apparent on the land.
Subject to easements and rights of way of re	cord and apparent on
25,000.00	(Here comply with the requirements of ORS 93.030*
The true consideration for this conveyance is \$25,000.00	(Here comply with the requirements of ORS 93.030*
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EXHIBIT "A" DESCRIPTION OF PROPERTY

3207

22nd

day

The following described real property situated in Klamath County, Oregon:

A tract of land lying Southeasterly of and adjacent to Williamson River Estates, a platted and recorded subdivision situated in Government Lots 7, 14, 15, 19, 21 and 41, Section 21, Township 35 South, Range 7 E.W.M., Klamath County, Oregon, said tract being more particularly described as follows:

Beginning at the Southeast corner of Lot 5 in Block 3 of aforesaid Williamson River Estates; thence South 80°35'30" East 78.80 feet to a 3/4" galvarized iron pipe; thence North 74°81'30" East 174.00 feet to a 3/4" galvanized iron pipe; thence North 60°45'30" East 110.5 feet to a 3/4" galvanized iron pipe; thence North 45°47'30" East 42.78 feet to the true point of beginning; thence North 45°47'30" East 106.40 feet; thence North 10°00'01" West 175.96 feet to a point on the Southerly curved right of way boundary of the Williamson River Drive; thence Northerly along said boundary to the Southwest corner of deed recorded in Vol. M74 page 6192, Deed Records of Klamath County, Oregon; thence North 79°40'35" East 243.51 feet along the Southerly line of said deed to the Westerly right of way line of Highway 97; thence Southerly along the Westerly right of way line of said highway and the Northerly bank of the Williamson River to its intersection with the Southeast corner of Parcel 2 of deed recorded in Vol. M72 page 9500, Deed Records of Klamath County, Oregon; thence North 31°37' West 130.80 feet to the point of beginning.

SAVING AND EXCEPTING that portion deeded to State of Oregon, by and through its Department of Transportation, Highway Division, dated November 27, 1987, recorded July 13, 1988, in Volume M88 page 11038, Deed Records of Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

311112 0-	the County Title Co the M89
The record at request of	Klamath Councy AM., and duly recorded in Vol
Reh A.D., 17	on Page
of of	Deeus Errelyn Biehn County Clerk
	By Dauline Mullenciare

FEE \$13.00