

1-1-74

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WARRANTY DEED—TENANTS BY ENTIRETY

Vol. m89 Page 4473

KNOW ALL MEN BY THESE PRESENTS, That Lawrence Lee Marsh and Karla M. Marsh, husband and wife, and Ruth H. Ike

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Louis Norton and Audrey Norton, husband and wife, hereinafter called the grantees, does hereby grant, bargain, sell and convey unto the grantees, as tenants by the entirety, the heirs of the survivor and their assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

A parcel of land situated in Section 14, Township 34 South, Range 7 East of the Willamette Meridian, being more particularly described as follows: Beginning at a 5/8" iron pin from which the Southwest corner of the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of said Section 14 bears the following two bearings and distances: S89° 35' 57" W, 2208.05 feet, N00° 10' 16" E, 1201.15 feet; thence from said point of beginning S89° 16' 54" E 1129.61 feet to a point on the East line of the S $\frac{1}{2}$ SE $\frac{1}{4}$ NE $\frac{1}{4}$ of said Section 14; thence S01° 53' 14" E along the East line of the said W $\frac{1}{2}$ SE $\frac{1}{4}$ NE $\frac{1}{4}$ 103.45 feet to the Northeast corner of the NW $\frac{1}{4}$ NE $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section 14; thence S01° 44' 46" W along the East line of the said NW $\frac{1}{4}$ NE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 14 603.11 feet to a point on the Northerly right of way line of the Southern Pacific Railroad; thence South-westerly along the Northerly right of way line of said Southern Pacific Railroad and along the arc of a 1665.76 foot radius curve to the left (D= (For continuation of this document, see reverse side of this deed.)

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the above described and granted premises unto the said grantees, as tenants by the entirety, their heirs and assigns forever.

And grantor hereby covenants to and with grantees and the heirs of the survivor and their assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except as noted of record as of the date of this deed and those apparent upon the land, if any, as of the date of this deed, and that grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$18,000.00. However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which). (The sentence between the symbols ©, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 18 day of January, 1979; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

(If executed by a corporation, affix corporate seal)

Lawrence Lee Marsh
Karla M. Marsh
Ruth H. Ike

STATE OF OREGON, }
County of Klamath } ss.
January 18, 1979.

STATE OF OREGON, County of _____) ss.
_____, 19____.

Personally appeared the above named Lawrence Lee Marsh and Karla M. Marsh, husband and wife, and Ruth H. Ike,

and acknowledged the foregoing instrument to be their voluntary act and deed.

(OFFICIAL SEAL)

Before me: DONNA K. RICK
NOTARY PUBLIC-OREGON
My Commission Expires 9/21/79

Before me:

Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Louis Norton
1040 E. Pine St. #F
Central Point, Or. 97502
NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

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 file/reel number _____.
Record of Deeds of said county.
Witness my hand and seal of County affixed.

SPACE RESERVED FOR RECORDER'S USE

By _____ Recording Officer
Deputy

04°42'04", LC=S65°17'04"W 136.64 feet) 136.68 feet to a point on the South line of the said NW $\frac{1}{4}$ NE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 14; thence S89°35'57"W along the South line of the said NW $\frac{1}{4}$ NE $\frac{1}{4}$ SE $\frac{1}{4}$ and the South line of the N $\frac{1}{2}$ NW $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section 14, 990.30 feet to a 5/8" iron pin; thence North 789.45 feet to the point of beginning, in the County of Klamath, State of Oregon.

Subject, however, to the following:

1. Rights of the public in and to any portion of said premises lying within the limits or roads and highways.
2. Reservations and restrictions, including the terms and provisions thereof, as set forth in approved Indian Deed from Marion Nelson to Weyerhaeuser Timber Company, recorded May 15, 1963, in Book 345 at page 293, Deed Records, to wit: "there is reserved from the lands hereby granted (1) Right of way to the Southern Pacific Railway Company for a railroad approved by the First Assistant Secretary to the Interior on February 4, 1914. (2) Right of way to Bonneville Power Administration for electric transmission lines for a period not exceeding 50 years from September 14, 1951. This conveyance is subject to any existing easements for public roads and highways, for public utilities and for railroads and pipelines and for any other easements or rights of way of record. All subsurface rights except water, are hereby reserved, in trust, by the grantor pursuant to the provisions of the Act of August 13, 1954 (68 Stat. 720)" (Affects Sec. 14, Twp 34 S., R 7 EWM.)

(See the attached list of exhibits marked Exhibit "A" attached hereto and by this reference made a part hereof as if fully set forth herein.)

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of said County of Klamath, this 14th day of March, 1964.

County Clerk, County of Klamath, Oregon

Notary Public, State of Oregon

Witness

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TOGETHER WITH Exhibits A, B, C, D, E, F, G, H, and I.

EXHIBITS

- Exhibit A** An easement 60 feet in width measured at right angles, for purposes of ingress and egress of which the centerline is more particularly described as follows:

Beginning at a point on the South line of the NW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 14 and the centerline of an existing road, from which the Southeast corner of the NW $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section 14 bears S89°59'40"E 626.00 feet; thence from said point of beginning Northeasterly along the centerline of an existing road, the following six bearings and distances; N18°16'56"E 31.94 feet, N26°36'26"E 66.98 feet, N45°16'11"E 133.72 feet, N52°35'15"E 257.59 feet, N38°56'57"E 65.21 feet, S89°54'02"E 246.55 feet to a point on the West line of the NE $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section 14, from which the Southeast corner of the NW $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section 14 bears S00°10'16"W 391.19 feet.

- Exhibit B** An easement for purposes of ingress and egress lying 30 feet Northerly measured at right angles and adjacent to the following described line:

Beginning at a point on the West line of the NE $\frac{1}{4}$ NW $\frac{1}{4}$ from which the Southwest corner of the NE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 14 bears S00°10'16"W 391.19 feet; thence from said point of beginning S89°54'02"E 1300.46 feet; thence S89°54'30"E 1980.06 feet to a point on the East line of the SW $\frac{1}{4}$ NE $\frac{1}{4}$ of said Section 14.

- Exhibit C** An easement for purposes of ingress and egress lying 30 feet Southerly, measured at right angles, and adjacent to the following described line:

Beginning at a point on the West line of the NE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 14, from which the Southwest corner of the NE $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section 14 bears S00°10'16"W 391.19 feet; thence from said point of beginning S89°54'02"E 1097.61 feet to a point.

- Exhibit D** An easement for purposes of ingress and egress lying 30 feet Southerly measured at right angles, and adjacent to The following described line:

Beginning at a point from which the Southwest corner of the NE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 14 bears the following two bearings and distances, N89°54'02"W 1097.61 feet, S00°10'16"W 391.19 feet; thence from said point of beginning S89°54'02"E 202.85 feet; thence S89°54'30"E 902.78 feet to a point.

- Exhibit E** An easement for purposes of ingress and egress lying 30 feet Southerly, measured at right angles and adjacent to the following described line:

Beginning at a point from which the Southwest corner of the NE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 14 bears the following three bearings and distances; N89°54'30"W 902.78 feet, N89°54'02"W 1300.46 feet, S00°10'16"W 391.19 feet; thence from said point of beginning S89°54'30"E 1077.27 feet to a point on the East line of the W $\frac{1}{2}$ NE $\frac{1}{4}$ NE $\frac{1}{4}$ of said Section 14.

Exhibit F

An easement 30 feet in width for purposes of ingress and egress lying 30 feet Westerly, measured at right angles and adjacent to the following described line:

Beginning at a point, from which the Southwest corner of the NE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 14 bears the following two bearings and distances; N89°54'02"W 1097.61 feet, S00°10'16"W 391.1 feet; thence from said point of beginning, South 2372.18 feet to a point on the South line of the N $\frac{1}{4}$ NE $\frac{1}{4}$ SW $\frac{1}{4}$ of said Section 14.

Exhibit G

An easement 30 feet in width for purposes of ingress and egress lying 30 feet Easterly, measured at right angles, and adjacent to the following described line:

Beginning at a point from which the Southwest corner of the NE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 14 bears the following two bearings and distances; N89°54'02"W 1097.61 feet, S00°10'16"W 391.19 feet; thence from said point of beginning, South 2372.18 feet to a point on the South line of the N $\frac{1}{4}$ NE $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section 14.

Exhibit H

An easement 30 feet in width for purposes of ingress and egress lying 30 feet Westerly, measured at right angles and adjacent to the following described line:

Beginning at a point from which the Southwest corner of the NE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 14 bears the following three bearings and distances; N89°54'30"W 902.78 feet, N89°54'02" 1300.46 feet, S00°10'16"W 391.19 feet; thence from said point of beginning South 2362.64 feet to a point on the South line of the N $\frac{1}{4}$ NW $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section 14.

Exhibit I

An easement 30 feet in width for purposes of ingress and egress lying 30 feet Easterly, measured at right angles, and adjacent to the following described line:

Beginning at a point from which the Southwest corner of the NE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 14 bears the following three bearings and distances; N89°54'30"W 902.78 feet, N89°54'02"W 1300.46 feet, S00°10'16"W 391.19 feet; thence from said point of beginning South 2362.64 feet to a point on the South line of the N $\frac{1}{4}$ NW $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section 14.

Subject to an easement for the purpose of ingress and egress along the Westerly 30 feet of the above described property.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Louis Norton the 16th day of March A.D., 19 89 at 4:00 o'clock P M., and duly recorded in Vol. M89 of Deeds on Page 4473.

FEE \$23.00

Evelyn Biehn
By Danline Mueller County Clerk