



38610

KLAMATH COUNTY TITLE COMPANY

Vol. 1189 Page 5378

K-41308

STATUTORY WARRANTY DEED
(Individual or Corporation)

BRYAN E. JONES AND SUSAN M. JONES

conveys and warrants to DOUGLAS S. GOLDEN AND LINDA GOLDEN, husband and wife, Grantor,
the following described real property in the County of KLAMATH and State of Oregon, Grantee.

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART
HEREOF.

'89 MAR 31 AM 10 53

This property is free of liens and encumbrances, EXCEPT:

SUBJECT TO EASEMENTS AND RIGHTS OF WAY OF RECORD AND APPARENT ON THE LAND

The true consideration for this conveyance is \$ 39,480.00 (Here comply with the requirements of ORS 93.030*).

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 THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

DATED this 30th day of March 19 89 If a corporate grantor, it has caused its name to be signed by resolution of its board of directors.

Bryan E. Jones
BRYAN E. JONES

Susan M. Jones
SUSAN M. JONES

STATE OF OREGON, County of Klamath)ss.
The foregoing instrument was acknowledged before me
this 31st day of March 19 89
by Bryan E. Jones; and
Susan M. Jones

CORPORATE ACKNOWLEDGEMENT
STATE OF OREGON, County of _____)ss.
The foregoing instrument was acknowledged before me
this _____ day of _____ 19 _____
by _____ and
by _____
of _____
a corporation, on behalf of the corporation.

Debra Buckingham
Notary Public for Oregon
My commission expires: 12-19-92

Notary Public for Oregon
My commission expires:

After recording return to:

Mr. & Mrs. Douglas Golden
865 Wiard
Klamath Falls, Oregon 97603
NAME, ADDRESS, ZIP

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

Same As Above

THIS SPACE RESERVED FOR RECORDER'S USE

EXHIBIT "A"

DESCRIPTION OF PROPERTY

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

PARCEL 1

A tract of land situated in the SW $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 35, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows: Beginning at the Southwest corner of the SW $\frac{1}{4}$ NE $\frac{1}{4}$ of said Section 35; thence Northerly along the West line of the SW $\frac{1}{4}$ NE $\frac{1}{4}$ of said Section 35, 195 feet; thence Easterly at right angles to the said West line 40 feet to the true point of beginning of this description; thence continuing Easterly 20 feet; thence Northerly parallel to the West line of the SW $\frac{1}{4}$ NE $\frac{1}{4}$ of said Section 35, 45 feet; thence Westerly at right angles to said West line 20 feet; thence Southerly to the true point of beginning.

PARCEL 2

A tract of land situated in the SW $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 35, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows: Beginning at the Southwest corner of the SW $\frac{1}{4}$ NE $\frac{1}{4}$ of said Section 35; thence Northerly along the West line of the SW $\frac{1}{4}$ NE $\frac{1}{4}$ of said Section 35, 195 feet; thence Easterly at right angles to the said West line 60 feet; thence Northerly parallel to said West line 15 feet to the true point of beginning of this description; thence Easterly at right angles to the West line of the SW $\frac{1}{4}$ NE $\frac{1}{4}$ of said Section 35 to a point on the Southerly right of way line of the Enterprise Irrigation District Canal as constructed; thence Northwesterly along said Southerly right of way line of said canal to a point which is 60 feet from, measured at right angles to the West line of the SW $\frac{1}{4}$ NE $\frac{1}{4}$ of said Section 35; thence Southerly to the true point of beginning.

PARCEL 3

A tract of land situated in the W $\frac{1}{2}$ SW $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 35, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows: Beginning at a point on the West line of the SW $\frac{1}{4}$ NE $\frac{1}{4}$ of said Section 35; said point being Northerly 325.0 feet from the Southwest corner of the SW $\frac{1}{4}$ NE $\frac{1}{4}$ of said Section 35, thence Easterly at right angles to the West line of the SW $\frac{1}{4}$ NE $\frac{1}{4}$ of said Section 35 to the East line of the W $\frac{1}{2}$ SW $\frac{1}{4}$ NE $\frac{1}{4}$ of said Section 35, thence Southerly along said East line to the Southerly right-of-way line of the Enterprise Irrigation District Canal as presently constructed; thence Northwesterly along said Southerly right-of-way line of said canal to the West line of the SW $\frac{1}{4}$ NE $\frac{1}{4}$ of said Section 35; thence Northerly along said West line to the point of beginning. EXCEPTING THEREFROM the Westerly 60 feet of the above described tract of land.

TOGETHER with an Easement disclosed in Agreement recorded April 20, 1972, in Volume M72 page 4181, Deed Records of Klamath County, Oregon, and Easement disclosed by Stipulated Judgment Order entered January 13, 1989, in Case #87-414 CV in the Circuit Court Records of the State of Oregon for Klamath County.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Co.
of March A.D., 19 89 at 10:53 o'clock AM. and duly recorded in Vol. M89
of Deeds on Page 5378

FEE \$13.00

Evelyn Biehn, County Clerk

By R. A. Nelson, Notary Public