98855 Vol. mgg Page 5865 #01033160)en ROW, INC. WARRANTY DEED (INDIVIDUAL) ORVEL D. BEARD and DONNA RUTH BEARD, husband and wife , hereinafter called grantor, convey(s) to STANLEY A. SCRIVNER all that real property situated in the County of ___Klamath , State of Oregon, described as: -SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF AS THOUGH FULLY SET FORTH HEREIN. œ. Z. APR "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 DEPART. SAS. THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY PARTICULAR USE MAY BE MADE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT. A BUYER SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLAN-NING DEPARTMENT TO VERIFY APPROVED USES. and covenant(s) that grantor is the owner of the above described property free of all encumbrances except SEE ATTACHED EXHIBIT "A" UNDER SUBJECT TO 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 \$_125,000.00 . •However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which)° (Delete between symbols°, if not applicable. See ORS 93.030) 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 _5th day of _____ April 19 .____89 ma P. STATE OF OREGON, County of __Klamath__ _)ss. <u>April 5</u> __, 19<u>89</u>. Rersonally appeared the above named <u>Orvel D. Beard and Donna Ruth</u> Beard and acknowledged the foregoing instrument to be their _ voluntary act and deed. 5.5 S.C.C.M ~; . 0 0 10 Before me: <u>h</u> 5 Sec. Com 5 Notary Public for _ Oregon My Commission Expires: March 2 1993 STATE OF OREGON. SS County of _ GRANTOR'S NAME AND ADDRESS I certify that the within instrument was received for record on the __ day of _____, 19 _ \o'clock _ at _ __M., and recorded GRANTEE'S NAME AND ADDRESS After recording return to SPACE RESERVED in book/reel/volume No._ on FOR page or as document/fee/file/ tan instrument/microfilm No. RECORDER'S USE Bo ٥. 37 Record of Deeds of said county. G OR 97623 NAME ADDRESS ZIP Bonanza, Witness my hand and seal of County Until a change is requested all tax state affixed.? nents shall be sent to the vino address Stanley Se O. Bax 373 NAME TITLE Bonanza, OR 976 NAME ADDRESS R Deputy

FORM 685-2 5M

EXHIBIT "A"

The West 25 feet of the following described property, in the County of Klamath, State of Oregon:

Commencing at the Southeast corner of Block 12, FIRST ADDITION TO THE TOWN OF BONANZA and running thence West along the South line of said Block, a distance of 75 feet; thence North a distance of 48' 3 1/2" more or less to the Southeast corner of parcel conveyed to Bray in Book 163 at page 253, Deed Records; thence East along the South line of said Bray Parcel to the Southeasterly line of said Block 12; thence Southwesterly a distance of 58' 6 1/4" more or less to the point of beginning.

PARCEL 2:

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That part of Block 12, FIRST ADDITION TO BONANZA, in the County of Klamath, State of Oregon, described as follows:

Commencing at a point in the Southeasterly line of Block 12 of First Addition to Bonanza, which point is in the intersection of the Southeasterly line of said Block 12 with the centerline of the Southerly wall of the building located on the premises herein described and which said point is North 33 3/4" East 58 feet 6 1/2 inches, more or less, from the Southeast corner of said Block 12; thence continuing North 33 3/4" East along the said Southeasterly line of said Block 12, 31 feet 6 1/4 inches, more or less, to the North line of said building, and being the East and West centerline of said Block 12; thence Westerly parallel with the South line of said Block a distance of 124.74 feet; thence South 26 feet 4 1/2 inches; thence East to the place of beginning.

PARCEL 3:

Beginning at the Northeast corner of Block 12 of the FIRST ADDITION TO THE TOWN OF BONANZA, OREGON; thence West 170'; thence Southerly 75'; thence Easterly 120'; thence Northeasterly 90' to beginning, being the N 1/2 of Block 12, LESS the Westerly 80' described in Book 33 at Page 316, Deed Records, LESS description in Book 42 at Page 539, Deed Records, in the County of Klamath, State of Oregon.

Continued on next page

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EXHIBIT "A" CONTINUED

PARCEL 4: Commencing at the Southeast corner of Block 12, FIRST ADDITION TO TOWN OF BONANZA and running thence West along the South line of said block a distance of 75 feet; thence North a distance of 48' 3 1/2" more or less to the Southeast corner of parcel conveyed to Bray in Book 163 at Page 253, Deed Records; thence East along the South line of said Bray parcel to the Southeasterly line of said Block 12; thence Southwesterly a Southeasterly line of said Block 12; thence southwesterly a distance of 58' 6 1/4" more or less to the point of beginning.

EXCEPTING THEREFROM the West 25 feet of the hereinabove described property measured parallel to the Westerly boundary.

2. Regulation irrigation righ Horsefly Irriga 3. Agreement, Regarding Recorded	Party Wall Agreements March 16, 1944 163 251 The North line of he	provisions thereof: rein described property
4. Agreement, Regarding	including the terms and Agreement as to use	01 1000 1
Between	F. W. Bold & Son J. L. Sparretorn	
And	$T_{11}T_V$ A	
Dated Recorded	: July 7, 1930	
Book	: 91 : 443 including the terms and egress	merisions thereof:
Dage	including the terms and	[provision-
5. Easement,		
For Recorded	August 31, 1901	
Book	м-87 15774	
Page	78735	
Fee No.	· · · · · · · · · · · · · · · · · · ·	- an ODEGON

STATE OF OREGON, County of Klamath

Filed for record at request of:

on this <u>7th</u> day of <u>Arpil</u> A.D., 19 <u>89</u>
on this day of A M, and duly recorded
on this <u>7th</u> day of <u>Arp11</u> Albahar or this <u>9:41</u> o'clock <u>A.M.</u> and duly recorded at <u>9:41</u> of <u>Deeds</u> Page <u>5865</u> in Vol. <u>M89</u> of <u>Deeds</u> Page <u>5865</u>
in Vol. <u>M89</u> of <u>many</u> Clark
Everyn Brenne
By Deputy.

Fee, \$18.00