



99854

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02033321  
WARRANTY DEED - INDIVIDUAL

AFTER RECORDING RETURN TO:

SAMUEL L.L. ELLIS

CAROLYN J. ELLIS

Rt 1 Box 605 B, Highway 39  
Klamath Falls, OR 97603UNTIL A CHANGE IS REQUESTED ALL TAX  
STATEMENTS TO THE FOLLOWING ADDRESS:  
SAME AS ABOVE

EVELYN BENDER hereinafter called GRANTOR(S), convey(s) to SAMUEL L. L. ELLIS AND CAROLYN J. ELLIS, HUSBAND AND WIFE hereinafter called GRANTEE(S), all that real property situated in the County of KLAMATH, State of Oregon, described as:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

SLLE  
C.A.E.  
"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 with the boundaries of roads or highways. 2) Access Restrictions, including the terms and provisions thereof, to the State of Oregon, by and through its State Highway Commission. 3) Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Irrigation District. 4) Any improvement located upon the insured property, which constitutes a Mobile Home as defined by Chapter 801, Oregon Revised Statutes, is subject to registration and taxation as therein provided and as provided by Chapter 308, Oregon Revised Statutes.

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 \$50,000.00.

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 1st day of May, 1989.

Evelyn Bender  
EVELYN BENDER

STATE OF OREGON, County of KLAMATH) ss.

May 5, 1989.

Personally appeared the above named EVELYN BENDER and acknowledged the foregoing instrument to be her voluntary act and deed.

Andrea Handsaker  
Notary Public for OREGON  
My Commission Expires: 7-23-89

## EXHIBIT "A"

## PARCEL 1:

A parcel of land situated in the NE 1/4 of Section 12, Township 40 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point on the East line of said Section 12, said point being North 00 degrees 12' 30" West a distance of 180.00 feet from the 5/8" x 30" iron pin marking the East quarter corner of said Section 12; thence North 00 degrees 12' 30" West along the East line of said Section 12 a distance of 400.00 feet; thence South 89 degrees 47' 30" West at right angles to the East line of said section 12 a distance of 33.36 feet to a 5/8" x 30" iron pin with cap; thence continuing South 89 degrees 47' 30" West a distance of 426.12 feet to a 5/8" x 30" iron pin with cap on the Northeasterly right of way line of the Southern Pacific Railroad; thence South 33 degrees 29' 00" East along said right of way line a distance of 478.07 feet to a 5/8" x 30" iron pin with cap; thence North 89 degrees 53' 00" East at right angles to State Highway No. 39 (the highway is not parallel with the Section line) a distance of 163.18 feet to a 5/8" x 30" iron pin with cap; thence continuing North 89 degrees 53' 00" East a distance of 34.00 feet to the point of beginning.

LESS AND EXCEPT any portion lying within the Klamath Falls-Malin State Highway.

EXHIBIT "A" CONTINUED

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PARCEL 2:

A parcel of land situated in the NE 1/4 of Section 12, Township 40 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point on the East line of said Section 12, said point being North 00 degrees 12' 30" West a distance of 580.00 feet from the 5/8" x 30" iron pin marking the East quarter corner of said Section 12; thence North 00 degrees 12' 30" West along the East line of said Section 12 a distance of 243.00 feet; thence South 89 degrees 47' 30" West at right angles to the East line of said Section 12 a distance of 32.98 feet to a 5/8" x 30" iron pin with cap; thence continuing South 89 degrees 47' 30" West a distance of 585.97 feet to a 5/8" x 30" iron pin with cap on the Northeasterly right of way line of the Southern Pacific Railroad; thence South 33 degrees 29' 00" East along said right of way line a distance of 290.65 feet to a 5/8" x 30" iron pin with cap; thence North 89 degrees 53' 00" East at right angles to State Highway No. 39 (the highway is not parallel with the Section line) a distance of 426.12 feet to a 5/8" x 30" iron pin with cap; thence continuing North 89 degrees 53' 00" East a distance of 33.36 feet to the point of beginning.

LESS AND EXCEPT any portion lying within the Klamath Falls-Malin State Highway.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co.  
of May A.D. 19 89 at 3:03 o'clock P M., and duly recorded in Vol. M89  
of Leeds on Page 7747 the 5th day

FEE \$18.00

Evelyn Biehn County Clerk

By D. A. Williams