

1879

MTC-21577P

KNOW ALL MEN BY THESE PRESENTS, That  
by the entirety

TOM W. DAIN &amp; DARLENE K. DAIN, as tenants

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by HOWARD J. BURROWS  
& JEAN C. BURROWS, husband and wife  
the grantee, does hereby grant, bargain, sell and convey unto the said grantee and and grantee's heirs, successors and  
assigns, the certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or apper-  
taining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO AS "EXHIBIT "A" AND MADE A PART HEREOF.

"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."

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.  
And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple and the above granted premises, free from all encumbrances EXCEPT those of record and apparent upon the land, if any, as of the date of this deed,

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 \$ 57,500.00  
However, the consideration paid for this transfer, stated in terms of property or value given or promised, which is the whole or part of the consideration paid for this transfer, should be stated.

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 21st day of June, 19 89 ;  
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.



Tom W. Dain



Darlene K. Dain

STATE OF OREGON, County of \_\_\_\_\_

STATE OF OREGON,  
County of Deschutes ss.  
June 21, 19 89.

Personally appeared the above named  
Tom W. Dain & Darlene K. Dain

Personally appeared \_\_\_\_\_ and  
each for himself and not one for the other, did say that the former is the  
president and that the latter is the  
secretary of \_\_\_\_\_

and that the seal affixed to the foregoing instrument is the corporate  
seal of said corporation and that said instrument was signed and sealed  
in behalf of said corporation by authority of its board of directors; and  
each of them acknowledged said instrument to be its voluntary act and  
deed.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon  
My commission expires:

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

NOTARY

PUBLIC

OFFICIAL

SEAL

Notary Public for Oregon

My commission expires:

My Commission Expires June 11, 1991

Tom W. Dain &amp; Darlene K. Dain

PO Box 148

CRESCENT LAKE OR 97423

GRANTOR'S NAME AND ADDRESS

Howard J. Burrows &amp; Jean C. Burrows

PO Box 42

CRESCENT LAKE OR 97423

GRANTEE'S NAME AND ADDRESS

Howard J. Burrows &amp; Jean C. Burrows

PO Box 42

CRESCENT LAKE OR 97423

NAME, ADDRESS, ZIP

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

Howard J. Burrows &amp; Jean C. Burrows

PO Box 42

CRESCENT LAKE OR 97423

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  
RECORDERS USE

By \_\_\_\_\_ Recording Officer  
Deputy

EXHIBIT "A"  
LEGAL DESCRIPTION

A parcel of land located in the SE1/4 of Section 18, Township 24 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Commencing at the Southeast corner of said Section 18; thence North 89 degrees 08' 04" West along the South line of said Section 18, a distance of 870.00 feet to a 1/2 inch iron rod; thence North 01 degrees 03' 41" East along a line parallel to the East line of said Section 18, a distance 560.00 feet to a 1/2 inch iron rod at the true point of beginning; thence North 89 degrees 08' 04" West along a line parallel with the South line of said Section 18, a distance of 455.00 feet to a 1/2 inch iron rod; thence North 01 degrees 03' 41" East along a line parallel with said East line, 397.15 feet to a 1/2 inch iron rod; thence continuing North 01 degrees 03' 41" East 25 feet, more or less to the center thread of Crescent Creek; thence Easterly along said center thread, 475 feet more or less to a point on the Westerly right of way of an easement and right of way recorded May 24, 1979 in Volume M79, page 11935, Microfilm Records of Klamath County, Oregon; thence along the arc of a 170.00 foot radius curve to the right 40.00 feet more or less to a 1/2 inch iron rod at the point of tangency; thence South 18 degrees 02' 08" West along said right of way 171.21 feet to a 1/2 inch iron rod; thence continuing along said right of way along the arc of a 130.00 foot radius curve to the left, 141.41 feet (the chord bears South 13 degrees 07' 37" East, 134.54 feet to a 1/2 inch iron rod); thence continuing along said right of way along the arc of a 95.68 foot radius curve to the right 75.73 feet, (the chord bears South 21 degrees 36' 51" East, 73.77 feet to 1/2 inch iron rod); thence South 01 degrees 03' 41" West along said right of way, 80.75 feet to the true point of beginning.

TOGETHER WITH a non-exclusive easement and right of way for ingress and egress to said parcel from Pine Creek Loop, a dedicated street, over a strip of land 60 feet in width, the centerline of which is described as follows:

Commencing at the Southeast corner of said Section 18; thence North 89 degrees 08' 04" West along the South line of said Section 18, 840.00 feet to the point of beginning for said easement; thence North 01 degrees 03' 41" East 640.65 feet; thence along the arc of a 125.68 foot radius curve to the left, 99.48 feet (the chord bears North 21 degrees 36' 51" West, 96.90 feet); thence along the arc of a 100.00 foot radius curve to the right, 103.78 feet, (the chord bears North 13 degrees 07' 38" West, 103.49 feet); thence North 18 degrees 02' 08" East, 171.21 feet; thence along the arc of a 200.00 foot radius curve to the left, 61.87 feet, (the chord bears North 9 degrees 10' 24" East, 61.62 feet); thence North 00 degrees 18' 40" East, 268.72 feet to the Southerly right of way of Pine Creek Loop Road as shown on the official plat of Tract 1052, CRESCENT PINES. The Southerly terminus of said easement being the South line of said Section 18 and the Northerly terminus being the Southerly right of way said Pine Creek Loop Road.

The above legal description is based upon survey map provided by B.A. Sutton, surveyor, which was based upon Survey No. 2495 and No. 1039, on file in the Klamath County Engineer's Office.

Tax Account No: 3407 018D0 05100

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 26th day  
of June A.D., 19 89 at 12:25 o'clock P.M., and duly recorded in Vol. M89  
of Deeds on Page 11366.  
By Evelyn Biehn County Clerk  
Pauline Mullen

FEE \$13.00