

KLAMATH COUNTY PURCHASE ORDER #9163

WARRANTY DEED

Vol. 1137 Page 17732

KNOW ALL MEN BY THESE PRESENTS, That  
EDWARD R. STUEDLI and PAULINE H. STUEDLI, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by  
KLAMATH COUNTY

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 appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

SEE ATTACHED LEGAL DESCRIPTION OF WHICH IS MADE A PART HEREOF BY THIS REFERENCE.

"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 all those of record and those apparent upon the land 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 \$ 959.00

~~MAXIMUM OF 1000 WORDS~~

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 09 day of September, 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.

Edward R. Stuedli  
EDWARD R. STUEDLI

Pauline H. Stuedli  
PAULINE H. STUEDLI

STATE OF OREGON,

County of KlamathSeptember 09, 19 89

Personally appeared \_\_\_\_\_ and

Personally appeared the above named  
EDWARD R. STUEDLI and PAULINE H. STUEDLI

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

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.

(OFFICIAL SEAL) Kristi L. Redd  
Notary Public for Oregon  
My commission expires: \_\_\_\_\_

Before me:  
Notary Public for Oregon  
My commission expires: \_\_\_\_\_

(OFFICIAL SEAL)

EDWARD R. STUEDLI and PAULINE H. STUEDLI  
8441 Dehlinger Lane  
Klamath Falls, OR 97603

STATE OF OREGON,

County of \_\_\_\_\_ ss.

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.

GRANTOR'S NAME AND ADDRESS

KLAMATH COUNTY PURCHASE ORDER #9163  
Public Works Dept.

Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS

SAME AS GRANTEE

NAME, ADDRESS, ZIP

SAME AS GRANTEE

NAME, ADDRESS, ZIP

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

EXHIBIT "A"  
LEGAL DESCRIPTION

## PARCEL 1

A tract of land situated in the S1/2 SW1/4 SE1/4 and the S1/2 SE1/4 SW1/4 of Section 36, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the East line of that tract of land described in Deed Volume M88, page 8862, Microfilm Records of Klamath County, Oregon, said point being on the existing Northerly line of Midland Road, from which the Southeast corner of said Section 36 bears South 00 degrees 17' 50" West 30.00 feet and South 89 degrees 48' 10" East 1505.50 feet; thence North 00 degrees 17' 50" East, along said East line 10.00 feet; thence North 89 degrees 48' 10" West, parallel with the South line of said Section 36, 1506.23 feet to a point on the Southeasterly line of the U.S.B.R. "C" Canal; thence South 23 degrees 31' 20" West, along said Southeasterly line, 10.89 feet to a point 30.00 feet Northerly of measured at right angle to, the South line of said Section 36; thence South 89 degrees 48' 10" East 1510.52 feet to the point of beginning, containing .346 acres and with bearings based on Record of Survey No. 1879.

## PARCEL 2

A tract of land situated in the N1/2 N1/2 NE1/4 and the N1/2 N1/2 NW1/4 of Section 1, Township 40 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the existing Southerly line of Midland Road from which the North 1/4 corner of said Section 1 bears North 00 degrees 04' 23" East 30.00 feet; thence North 89 degrees 48' 10" West, parallel to the North line of said Section 1, 388.48 feet to the Southeasterly line of the U.S.B.R. "C" Canal; thence South 23 degrees 31' 20" West, along said Southeasterly line, 21.78 feet to a point being 50.00 feet Southerly of measured at right angles to, the North line of said Section 1; thence North 88 degrees 45' 16" East 397.25 feet to a point from which the North 1/4 corner of said Section 1 bears North 00 degrees 04' 23" East 40.00 feet; thence South 89 degrees 48' 10" East, parallel with the North line of said Section 1, 1394.80 feet to the Northwesterly line of the No. 19 Drain; thence North 16 degrees 16' 20" East, along said Northwesterly line, 10.41 feet to the existing Southerly line of Midland Road; thence North 89 degrees 48' 10" West 1397.70 feet to the point of beginning, containing 0.455 acres and with bearings based on Record of Survey No. 1879.

## PARCEL 3

A tract of land situated in the N1/2 N1/2 NW1/4 of Section 1, Township 40 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the Easterly line of the C4 Lateral and the Southerly line of the existing Midland Road from which the Northwest corner of said Section 1 bears North 00 degrees 10' 32" West 30.00 feet and North 89 degrees 48' 10" West 70.00 feet; thence South 00 degrees 10' 32" East, along said Easterly line, 10.00 feet; thence South 89 degrees 48' 10" East, parallel to the North line of said Section 1, 1256.63 feet; thence South 87 degrees 53' 23" East 598.83 feet to a point on the Northwesterly line of the U.S.B.R. "C" Canal and being 60.00 feet Southerly of, measured at right angles to, the North line of said Section 1; thence North 23 degrees 31' 20" East, along said Northwesterly line, 32.67 feet to the existing Southerly line of Midland Road; thence North 89 degrees 48' 10" West, along said Southerly line, 611.47 feet; thence continuing North 89 degrees 48' 10" West 1256.65 feet to the point of beginning, containing 0.568 acres and with bearings based on Record of Survey No. 1879. Klamath County Tax Account #400900100-00200 and #3909-03600-00800.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 20th day  
of Sept. A.D., 19 89 at 12:48 o'clock P.M., and duly recorded in Vol. M89,  
of Deeds on Page 17732.

FEE \$18.00

Evelyn Biehn - County Clerk

By Randee Mullendore