

6844

WARRANTY DEED

Vol. m89 Page 20261

KNOW ALL MEN BY THESE PRESENTS, That Thomas R. Hamilton

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Darlene M. Zarosinski, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that 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.

MOUNTAIN TITLE COMPANY, has recorded this instrument by request as an accommodation only, and has not examined it for regularity and sufficiency or as to its effect upon the title to any real property that may be described therein.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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 of the above granted premises, free from all encumbrances

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 \$ -0-

However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). (The sentence between the symbols ①, if not applicable, should be deleted. See ORS 93.030.)

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 23 day of October, 1989; 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.

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.

Thomas R. Hamilton

STATE OF OREGON,)
County of Klamath) ss.
October 23, 1989

Personally appeared the above named

Thomas R. Hamilton

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 11/16/91

STATE OF OREGON, County of) ss.

Personally appeared , 19

who, being duly sworn, 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

, a corporation, 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:

(If executed by a corporation, affix corporate seal)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Darlene M. Zarosinski
1433 East Main
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

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

Darlene M. Zarosinski
1433 East Main
Klamath Falls, OR 97601

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/reel/volume No. on page or as fee/file/instrument/microfilm/reception No. Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME

TITLE

By Deputy

SPACE RESERVED
FOR
RECORDER'S USE

89 OCT 23 PM 4 01

A parcel of land situated in Sections 29 and 30, Township 37 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Commencing at the Southwest corner of the NW $\frac{1}{4}$ of said Section 29, which marks the point of beginning of this description; thence South 88° 48' 32" East along said South quarter section line, 59.33 feet to the center line of an existing dirt road; thence along said dirt road centerline the following courses and distances: North 05° 24' 21" East, 189.77 feet; North 09° 21' 48" East, 384.60 feet; North 14° 12' 26" East, 230.32 feet; North 05° 50' 38" East, 424.72 feet; North 03° 23' 09" West, 233.28 feet to the center line of Simpson Canyon Road; thence along the center line of said Simpson Canyon Road, North 40° 48' 13" West, 265.26 feet; thence South 49° 11' 47" West, 194.71 feet to the intersection of the North-South Section line of Sections 29 and 30; thence South 02° 54' 28" East a distance of 385.00 feet; thence North 83° 48' 32" West to an intersection with the North South 1/8 line on the West side of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of said Section 30; thence in a Northerly direction to the Northeast corner of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of said Section 30; thence in a Westerly direction to the Northwest corner of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 30; thence in a Southerly direction to the Southwest corner of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$; thence in an Easterly direction to the point of beginning.

TOGETHER WITH easements 60.00 feet in width lying 30.00 feet on each side of the centerline along existing roads in Section 29; 30 and 19, Township 37 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, the centerlines of which are more particularly described as follows:

Commencing at the Southeast corner of said Section 29; thence North 88° 07' 44" West along the South line of said Section 29, 803.28 feet; thence leaving said South section line North 348.02 feet to the centerline of Simpson Canyon Road and the point of beginning for this description; thence along said Simpson Canyon Road centerline the following courses and distances: South 71° 24' 26" West, 75.38 feet; North 79° 48' 23" West, 387.39 feet North 64° 42' 29" West, 375.09 feet; North 68° 28' 33" West, 246.02 feet; North 36° 50' 53" West, 404.62 feet; North 28° 07' 32" West, 413.24 feet; North 30° 42' 36" West, 460.53 feet; North 27° 24' 31" West, 760.81 feet; North 34° 27' 44" West, 397.76 feet; North 58° 58' 47" West, 209.18 feet; South 88° 11' 30" West, 287.51 feet; North 85° 08' 49" West, 253.74 feet; North 66° 52' 25" West, 357.28 feet; North 48° 12' 45" West, 273.50 feet; North 40° 09' 10" West, 358.58 feet; North 28° 51' 23" West, 536.31 feet; North 39° 31' 53" West, 366.44 feet and the terminus of this description.

SUBJECT TO a road easement 60.00 feet in width lying 30.00 feet on either side of the following described centerline: Commencing at the Southwest corner of the NW $\frac{1}{4}$ of said Section 29; thence South 88° 48' 32" East along the South line of said NW $\frac{1}{4}$ of Section 29 to the center line of the dirt road; thence along the center line of said road, the following courses and distances: North 05° 24' 21" East, 189.77 feet; North 09° 21' 48" East, 384.60 feet; North 14° 12' 26" East, 230.32 feet; North 05° 50' 38" East, 424.72 feet; North 03° 23' 09" West 233.28 feet to the center line of said Simpson Canyon Road; thence North 40° 48' 13" West 265.26 feet along the centerline of said Simpson Canyon Road, to the most Northerly point of the above described property and the terminus of this easement.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 23rd day
of Oct A.D. 19 89 at 4:01 o'clock P.M., and duly recorded in Vol. M89
of Deeds on Page 20261.

FEE \$13.00

Evelyn Biehn, County Clerk

By Pauline Mullendare