



7518

K-41809

Vol. m87 Page 21467

## STATUTORY WARRANTY DEED

CHARLES EDWARD WILLINGHAM

conveys and warrants to DUFFY M. CALDWELL, Grantor,

the following described real property free of liens and encumbrances, except as specifically set forth herein: Grantee.

SEE LEGAL DESCRIPTION ATTACHED HEREWITH AS EXHIBIT "A"

\*\*1. Reservations and Restrictions, including the terms and provisions thereof, as contained in the deed from Ora F. Blay, a widower to the State of Oregon, by and through its State Highway Commission, dated December 13, 1951, recorded December 15, 1951, in Volume 251 page 535, Deed records of Klamath County, Oregon. Said restrictions are concerned with right of access to the Dalles-California Highway. As amended by Indenture of Access, by and between State of Oregon and Lewis A. Kaehn and June L. Kaehn, dated July 9, 1968, recorded August 12, 1968 in Volume M68 page 7273, Deed records of Klamath County, Oregon.

Tax Account # 2408-36DC-500 Key:150213

Tax Account # 2408-36DC-600 Key:150231

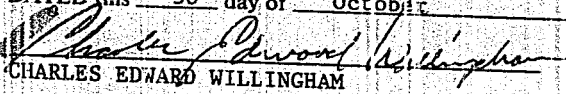
Tax Account # M-118919 Key:48530

This property is free of liens and encumbrances, EXCEPT: as indicated above \*\*

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.

The true consideration for this conveyance is \$ 16,320.00

(Here comply with the requirements of ORS 93.030)

DATED this 30 day of October 19 89  
CHARLES EDWARD WILLINGHAMSTATE OF OREGON, County of Deschutes

The foregoing instrument was acknowledged before me this 2 day of November 19 89 by Charles Edward Willingham

CORPORATE ACKNOWLEDGMENT

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

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_ 19 \_\_\_\_\_ by \_\_\_\_\_ and \_\_\_\_\_ of \_\_\_\_\_ a corporation, on behalf of the corporation.

Notary Public for Oregon

My commission expires: 10-15-92

Notary Public for Oregon

My commission expires:

SEAL

Title Order No. K-41809Escrow No. 114494-E-VB

After recording return to:

Deschutes County Title Co. / Vicki BulkleyP.O. Box 323Bend, OR 97709

NAME, ADDRESS, ZIP

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

Duffy M. CaldwellP.O. Box 422Gilchrist, OR 97737

11 80 - 6/85

NAME, ADDRESS, ZIP

THIS SPACE RESERVED FOR RECORDER'S USE

## "EXHIBIT A"

## DESCRIPTION OF PROPERTY

The following described real property situate in Klamath County, Oregon:

Commencing at the one-quarter corner between Section 36, Township 24 South, Range 8 East of the Willamette Meridian, and Section 1 of Twp. 25 S., R. 8 E.W.M., and running N. 0°32' E. for 881.76 feet; thence S. 89°15' E., a distance of 1008.2 feet; thence North 180 feet to the point of beginning; thence North 156 feet; thence West 302.3 feet; thence South 156 feet; thence East 302.3 feet back to the point of beginning, being a portion of the SW¼ of the SE¼ of Section 36, Twp. 24 S. R. 8 E.W.M., and the parcel of land commencing at the one-quarter corner common to Section 36, Twp. 24 S., R. 8 E.W.M., and Section 1, Twp. 25 S., R. 8 E.W.M., and running N. 0°32' E. a distance of 881.76 feet and S. 89°15' E. a distance of 1008.2 feet and North a distance of 336.0 feet to the true point of beginning; thence continuing North a distance of 139.0 feet; thence West a distance of 302.3 feet; thence South a distance of 139.0 feet; thence East a distance of 302.3 feet more or less, to the point of beginning, being a portion of the SE¼ of Section 36, Township 24 South, Range 8 East of the Willamette Meridian.

## EXCEPTING THEREFROM THE FOLLOWING:

Commencing at the one-quarter corner between Section 36, Township 24 South, Range 8 East of the Willamette Meridian, and Section 1 of Township 25 South, Range 8 East of the Willamette Meridian, and running N. 0°32' E. for 881.76 feet; thence S. 89°15' E., a distance of 1008.2 feet; thence North 180 feet; thence West 151 feet to the point of beginning; thence North 295 feet; thence West 151 feet; thence South 295 feet; thence East 151 feet to the point of beginning, being a portion of the SW¼ of the SE¼ of Section 36, Township 24 South, Range 8 East of the Willamette Meridian.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Co. the 7th day  
of Nov. A.D., 19 89 at 10:09 o'clock A.M., and duly recorded in Vol. M89  
of Deeds on Page 21467.

F3E

\$13.00

Evelyn Biehn County Clerk  
By Pauline Muelender