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Vol 179 Page 23432

KNOW ALL MEN BY THESE PRESENTS, That

Arthur I. Rastall and Phyllis I. Rastall

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by James H. Concannon Jr., and Evelyn P. Concannon, husband and wife

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:

Beginning at a point which bears S. 0°45'25" W. a distance of 616.71 feet and West a distance of 200.0 feet from the brass cap monument marking the Northeast corner of said Section 6; thence N. 0°45'25" E. a distance of 416.71 feet to a point; thence West a distance of 200.0 feet, more or less to a point on the centerline of a 60 foot road easement; thence S. 20°24' W. along said centerline a distance of 442.67 feet to its intersection with centerline of a 60 foot road easement running East-West; thence East along last mentioned centerline a distance of 349.36 feet, more or less, to the point of beginning.

Subject to an easement 30 feet in width for ingress and egress for use in common with others on that portion of the above described property that abuts on the easement the centerline of which is described in Ex A, ALSO Together with an easement 60 feet in width for roadway purposes over that property the centerline of which is described in Ex A.

Subject to restriction, easements as described in Ex B attached hereto.

(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 \$5,900.00

However, the actual consideration consists of or includes either property or value given or promised which is the whole part of the consideration (indicate which) (The sentence between the symbols Ⓞ, 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 \_\_\_\_\_ day of January, 19 83

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



OFFICIAL SEAL  
MARGARET AMANN  
NOTARY PUBLIC - CALIFORNIA  
SAN BERNARDINO COUNTY  
My comm. expires AUG 23, 1985

Arthur I. Rastall

Phyllis I. Rastall

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

County of SPN BERNARDINO  
January 8, 19 83

Personally appeared the above named

Arthur I. Rastall and Phyllis I. Rastall

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

Before me:

(OFFICIAL SEAL)

Notary Public for CALIFORNIA  
My commission expires: 8-23-85

Notary Public for Oregon  
My commission expires:

Arthur I. Rastall et ux

GRANTOR'S NAME AND ADDRESS

James H. Concannon, Jr. et ux

GRANTEE'S NAME AND ADDRESS

After recording return to:

KCHIX

Grantees

KCT

NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

SPACE RESERVED  
FOR  
RECORDER'S USE

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/reel/volume No. \_\_\_\_\_ on page \_\_\_\_\_ or as document/fee/file/instrument/microfilm No. \_\_\_\_\_

Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME

TITLE

By \_\_\_\_\_

Deputy

## EXHIBIT "A"

An easement 60.00 feet in width for roadway purposes, the centerline of which is more particularly described in the following parts:

Part I

Commencing at the northeast corner of Section 6, T. 36 S., R. 13 E.W.M., Klamath County, Oregon; thence S. 89 degrees 55'50" W. along the north line of said Section 6, 328.33 feet to the POINT OF BEGINNING for this part of this description; thence leaving said north section line S. 20 degrees 24'00" W., 788.62 feet; thence S. 24 degrees 55'02" E., 181.39 feet to the beginning of a curve to the right; thence along the arc of a 51.05 foot radius curve to the right (delta = 114 degrees 55'02"); long chord = S. 32 degrees 32'29" W., 86.07 feet; thence S. 20 degrees 24'00" W., 1286.89 feet; thence West 118.29 feet; thence S. 20 degrees 24'00" W., 1286.89 feet; thence West 699.25 feet; thence N. 69 degrees 45'49" W., 599.61 feet; thence N. 20 degrees 24'00" E., 2105.45 feet to said north line of Section 6, the terminus of this part of this description.

Part II

Commencing at the northeast corner of said Section 6; thence S. 00 degrees 45'25" W. along the east line of said Section 6, 616.71 feet to the POINT OF BEGINNING for this part of this description; thence leaving said east section line West, 517.35 feet to the terminus of this part of this description.

Part III

Commencing at the southeast corner of the northeast quarter of said Section 6; thence N. 00 degrees 45'25" E. along the east line of said Section 6, 384.84 feet; thence leaving said east section line N. 76 degrees 44'08" W., 495.47 feet to the POINT OF BEGINNING for this part of this description; thence WEST 595.36 feet to the terminus for this part of this description.

Part IV

Commencing at the southeast corner of the NE $\frac{1}{4}$  of said Section 6; thence N. 00 degrees 45'25" E. along the east line of said Section 6, 894.84 feet; thence leaving said east section line West 435.00 feet to the POINT OF BEGINNING for this part of this description; thence continuing West 501.98 feet to the terminus of this part of this description.

Part V

Commencing at the northwest corner of the NE $\frac{1}{4}$  of said Section 6; thence S. 00 degrees 00'11" E. along the west line of said northeast quarter, 550.00 feet; thence leaving said west quarter section line East, 400.03 feet to the POINT OF BEGINNING for this part of this description; thence continuing East 264.73 feet to the terminus of this part of this description.



## EXHIBIT "B"

## SUBJECT TO:

Easements and rights of way of record and those apparent on the land; Road, power and telephone easements as shown on the partition map on file in the records of Klamath County, Oregon; rights of the public in and to any portion of the herein described premises lying within the limits of any roads or highways; and to Reservations and Restrictions of record, and to the following building and use restrictions which grantee assumes and agrees to fully observe and comply with, to-wit:

1. That no person shall ever suffer or permit any unlawful, unsightly or offensive use to be made of said premises, nor will any person suffer or permit anything to be done thereon which may be or become a nuisance or annoyance to the neighborhood;
2. That no tree larger than 4 inches in diameter 24 inches above the ground may be cut, except to clear the land for a permanent structure or driveway.
3. That garbage must be disposed of in a sanitary manner, and burning must be done in a barrel with a cover  $\frac{1}{2}$  inch wire mesh screen, and further, all owners must comply with the fire protective governing body in that area.
4. That lot owners may permit guests to camp or pitch tents on their lots for a period of not more than 90 days at any one time; provided, however, that such camping shall be done in a good and workmanlike manner.
5. That no temporary housing shall be permitted on any lot, except during the period of construction of a permanent residence, which the exteriors of the residence or any other permanent building is required to be completed within a period of two years after said construction is started, and in no event shall same be permitted for a period in excess of two years; provided, however, a mobile home may be used as a permanent dwelling on the premises.
6. It is understood by all owners that the subject property is zoned, S P I, and that they are required to comply with all restrictions as set out in this zone under the Klamath County Zoning Ordinance.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Co. the 4th day  
of December A.D., 19 39 at 11:50 o'clock A M., and duly recorded in Vol. M89  
of Deeds on Page 23432.

FEE \$18.00

EVELYN BIEHN

County Clerk

By

*Bernetha J. Getch*

**WILLIAM P. BRANDONESS**  
ATTORNEY AT LAW  
411 PINE STREET  
KLAMATH FALLS, OREGON 97601