



ATC # 05034724
WARRANTY DEED

AFTER RECORDING RETURN TO:
EMMETT CURTIS
MARGARET CURTIS
6616 COTTAGE
KLAMATH FALLS, OR. 97603

UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVE

E. J. SHIPSEY AND MARJORIE J. RAMBO, NOT AS TENANTS IN COMMON
BUT WITH THE RIGHT OF SURVIVORSHIP hereinafter called
GRANTOR(S), convey(s) to EMMETT CURTIS AND MARGARET CURTIS,
HUSBAND AND WIFE hereinafter called GRANTEE(S), all that real
property situated in the County of KLAMATH, State of Oregon,
described as:

SEE ATTACHED EXHIBIT "A"

"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."

and covenant(s) that grantor is the owner of the above described
property free of all encumbrances except 1) Subject to rules
and regulations of Fire Patrol District. 2) Rights of the
public in and to any portion of the herein described premises
lying within the boundaries of roads or highways 3) This
property lies within and is subject to the levies and
assessments of the Cedar Trails Road District. 4) Order in the
Matter of a Request to Subdivide Land known as Tract 1234, Deer
Knoll recorded June 25, 1987 in Book M-87 at Page 11030, also
recorded September 14, 1987 in Book M-87 at Page 16688 and also
recorded October 23, 1987 in Book M-87 at Page 19309. Order in
the Matter of Appeal of Planning Commission Decision and Remand
Bank to the Planning Commission for Tract 1234 recorded August
20, 1987 in Book M-87 at Page 14991. Order in the matter of
variance 8-87 recorded November 3, 1987 in Book M-87 at page
19967 and also recorded December 29, 1987 in Book M-87 at Page
23109. Order on Remand No. in the Matter of a Request to
Subdivide Land known as Tract 1234, Deer Knoll, recorded July 6,
1988 in Book M-88 at Page 10494. 5) easement, including the
terms and provisions thereof recorded August 2, 1989 in Book
M-89 at Page 14276. 6) Judgement in the State Circuit Court in
favor of Laura Kellogg and David Kellogg against Margaret
Curtis entered August 16, 1982 in Docket Book 37 at Page 447
Line 2.

and will warrant and defend the same against all persons who may
lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is
\$30,000.00.

In construing this deed and where the context so requires, the
singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument
this 9th day of January 1990.

E. J. SHIPSEY

MARJORIE J. RAMBO

STATE OF OREGON, County of KLAMATH)ss.

JANUARY 10, 1990

Personally appeared the above named E. J. SHIPSEY AND MARJORIE

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

Before me, David C. Crawford
Notary Public for Oregon
Commission Expires: March 4, 1992

WIFE & ESCROW INC

2200

70013

090

EXHIBIT "A"

A tract of land situated in the N 1/2 NE 1/4 SW 1/4 of Section 20, Township 40 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon, being more particularly described as follows:

Beginning at a point on the North line of said N 1/2 NE 1/4 SW 1/4 from which the Northeast corner thereof bears North 89 degrees 54' 49" East, 631.40 feet; thence South 89 degrees 54' 49" West on said North line, 717.40 feet to the Northwest corner of said N 1/2 NE 1/4 SW 1/4; thence South 00 degrees 17' 06" East on the West line of said N 1/2 NE 1/4 SW 1/4, 662.49 feet to the South line of said N 1/2 NE 1/4 SW 1/4; thence North 89 degrees 57' 06" East on said South line, 427.98 feet; thence North 00 degrees 13' 53" West, 331.38 feet; thence North 89 degrees 55' 57" East, 289.05 feet; thence North 00 degrees 16' 27" West, 331.49 feet to the point of beginning.

TOGETHER WITH an easement for ingress, egress and utilities over the following described parcel of land:

A strip of land 60 feet in width situated in the SW 1/4 of Section 20, Township 40 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon, said strip also being 30 feet wide on each side of the following described centerline:

Beginning at a point on the East line of said SW 1/4 from which the Northeast corner of said SW 1/4 bears North 00 degrees 18' 51" West, 633.39 feet; thence South 89 degrees 57' 06" West, 42.18 feet; thence on the arc of a 121.67 foot radius curve to the right, 191.08 feet; thence on the arc of a 180.00 foot radius curve to the left, 282.74 feet; thence South 89 degrees 55' 57" West, 578.17 feet.

ALSO TOGETHER WITH an undivided 1/3 interest in the well, pump and pumphouse located on the following described property:

A tract of land situated in the N 1/2 NE 1/4 SW 1/4 of Section 20, Township 40 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon, being more particularly described as follows:

Beginning at a point on the East line of said N 1/2 NE 1/4 SW 1/4 from which the Northeast corner thereof bears North 00 degrees 18' 51" West, 633.39 feet; thence South 00 degrees 18' 51" East on said East line, 30.00 feet to the South line of said N 1/2 NE 1/4 SW 1/4; thence South 89 degrees 57' 06" West on said South line, 921.16 feet; thence North 00 degrees 13' 53" West, 331.38 feet; thence North 89 degrees 55' 57" East, 578.17 feet to the beginning of a 180.00 foot radius curve to the right; thence on said curve 282.74 feet to the beginning of a

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EXHIBIT "A" CONTINUED

121.67 foot radius curve to the left; thence on said curve 191.08 feet; thence North 89 degrees 57' 06" East, 42.13 feet to the point of beginning.

The property described above shall also have access to said well for the purpose of establishing a pipeline and for the purpose of maintaining said pipeline.

The easement for well pipeline shall be located within the boundary of the easement for ingress, egress and utilities as described in this instrument. Also the one-third interest and easement described herein shall be contingent upon the owners of the above described property contributing to one-third of the cost of repairing, maintaining and operating said well, pump and pumphouse and it is meant by this conveyance that all subsequent purchasers of the above described property shall be bound by the terms of this conveyance and that their rights in said well, pump, pumphouse and easement shall be contingent upon their so sharing in the expenses described herein.

CODE 227 MAP 4008-20CO TL 100

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 11th day
of Jan. A.D., 19 90 at 11:23 o'clock AM., and duly recorded in Vol. M90,
of Deeds on Page 686.

Evelyn Biehn County Clerk

By Daniel Mulvane

FEE \$43.00