

14316

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That Lawrence Lee Marsh and Karla M. Marsh, husband and wife, and Ruth H. Ike, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Louise A. Ike 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:

A parcel of land situated in N $\frac{1}{4}$ Section 14, T34S, R7E, WM, being more particularly described as follows:

Beginning at a 5/8" iron pin from which the Southwest corner of the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of said Section 14 bears the following two bearings and distances: N89°54'02" W 1097.61 feet, S00°10'16"W 361.19 feet; thence from said point of beginning S89°54'02"E 202.85 feet to a point, thence S89°54'30"E 1980.06 feet to a point on the East line of the W $\frac{1}{2}$ NE $\frac{1}{4}$ of said Section 14; thence S01°53'14"E along the East line of the W $\frac{1}{2}$ NE $\frac{1}{4}$ and the East line of the said W $\frac{1}{2}$ SE $\frac{1}{4}$ of said Section 14, 1586.50 feet to a point, thence N89°16'54"W 1129.61 feet to a point, thence North 788.80 feet to a point, thence S89°43'16"W 1105.65 feet to a point, thence North 791.58 feet to the point of beginning, containing 60.00 acres, more or less.

(For continuation of this document, see reverse side of this deed.)

(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 except as noted of record as of the date of this deed and those apparent upon the land, if any, 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 \$ Transfer of title only.

However, the actual consideration consists of or includes other property or value given or promised which is 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 27th day of December, 1978; 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.

Lawrence Lee Marsh
Karla M. Marsh
Ruth H. Ike

STATE OF OREGON, also to and for the STATE OF OREGON, County of Klamath,) ss.
County of Klamath,) ss.
December 27, 1978.

Personally appeared the above named Lawrence Lee Marsh and Karla M. Marsh, husband and wife, and Ruth H. Ike, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: Donna K. Rick
(OFFICIAL SEAL) Notary Public for Oregon
My commission expires: 12/1/79

Before me:
(OFFICIAL SEAL) Notary Public for Oregon
My commission expires:

GRANTOR'S NAME AND ADDRESS
Lawrence L. Marsh
211 E 300 Box 79
Chiloquin Ore 97624
NAME, ADDRESS, ZIP
After recording return to:
Same as above.
NAME, ADDRESS, ZIP

STATE OF OREGON,) ss.
County of 01
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.
Recording Officer
By Deputy

Together with: A, B, C, F, G, H, I

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Subject to: D and E and three easements for purposes of ingress and egress more particularly described as follows:

1. An easement 30 feet easterly, measured at right angles and adjacent to the following described line:

Beginning at a point from which the Southwest corner of the NE $\frac{1}{4}$ of Section 14 bears the following two bearings and distances: N89°54'02"W 1097.61 feet, S00°10'16"W 391.19 feet; thence from said point of beginning, South 791.58 feet to a point.

2. An easement 30 feet Westerly, measured at right angles and adjacent to the following described line:

Beginning at a point from which the Southwest corner of the NE $\frac{1}{4}$ of Section 14 bears the following three bearings and distances: N89°54'30"W 902.78 feet, N89°54'02"W 1300.46 feet, S00°10'16"W 391.19 feet; thence from said point of beginning South 1573.20 feet to a point.

3. An easement 30 feet Easterly, measured at right angles and adjacent to the following described line:

Beginning at a point from which the Southwest corner of the NE $\frac{1}{4}$ of Section 14 bears the following three bearings and distances: N89°54'30"W 902.78 feet, N89°54'02"W 1300.46 feet, S00°10'16"W 391.19 feet; thence from said point of beginning South 1573.20 feet to a point.

And easements and right of ways of record and those apparent upon the land.

EXHIBITS

Exhibit A An easement 60 feet in width measured at right angles, for purposes of ingress and egress of which the centerline is more particularly described as follows:

Beginning at a point on the South line of the NE $\frac{1}{4}$ of Section 14 and the centerline of an existing road, from which the Southeast corner of the NE $\frac{1}{4}$ of said Section 14 bears S89°59'40"E 626.00 feet; thence from said point of beginning Northeasterly along the centerline of an existing road, the following bearings and distances: N18°16'56"E 31.94 feet, N26°36'26"E 66.98 feet, N45°16'11"E 133.72 feet, N52°35'15"E 257.59 feet, N38°56'57"E 65.21 feet, S89°54'02"E 246.55 feet to a point on the West line of the NE $\frac{1}{4}$ of said Section 14, from which the Southeast corner of the NE $\frac{1}{4}$ of said Section 14 bears S00°10'16"W 391.19 feet.

Exhibit B An easement for purposes of ingress and egress lying 30 feet Northerly measured at right angles and adjacent to the following described line:

Beginning at a point on the West line of the NE $\frac{1}{4}$ of Section 14 from which the Southwest corner of the NE $\frac{1}{4}$ of Section 14 bears S00°10'16"W 391.19 feet; thence from said point of beginning S89°54'02"E 1300.46 feet; thence S89°54'30"E 1980.06 feet to a point on the east line of the SE $\frac{1}{4}$ of said Section 14.

Exhibit C An easement for purposes of ingress and egress lying 30 feet Southerly, measured at right angles, and adjacent to the following described line:

Beginning at a point on the West line of the NE $\frac{1}{4}$ of Section 14, from which the Southwest corner of the NE $\frac{1}{4}$ of said Section 14 bears S00°10'16"W 391.19 feet; thence from said point of beginning S89°54'02"E 1097.61 feet to a point.

Exhibit F An easement 30 feet in width for purposes of ingress and egress lying 30 feet Westerly, measured at right angles and adjacent to the following described line;

Beginning at a point, from which the Southwest corner of the NE $\frac{1}{4}$ of Section 14 bears the following two bearings and distances: N89°54'02"W 1097.61 feet; S00°10'16"W 391.19 feet; thence from said point of beginning, South 2372.18 feet to a point on the South line of the NE $\frac{1}{4}$ of said Section 14.

(See attached Exhibit "A" and by this reference incorporated herein as if fully set forth herein.)

Exhibit G An easement 30 feet in width for purposes of ingress and egress lying 30 feet Easterly, measured at right angles, and adjacent to the following described line;

Beginning at a point from which the Southwest corner of the NE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 14 bears the following two bearings and distances: N89°54'02"W 1097.61 feet, S00°10'16"W 391.19 feet; thence from said point of beginning, South 2372.18 feet to a point on the South line of the NE $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section 14.

Exhibit H An easement 30 feet in width for purposes of ingress and egress lying 30 feet Westerly, measured at right angles and adjacent to the following described line:

Beginning at a point from which the Southwest corner of the NE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 14 bears the following three bearings and distances; N89°54'30"W 902.78 feet, N89°54'02"W 1300.46 feet, S00°10'16"W 391.19 feet; thence from said point of beginning South 2362.64 feet to a point on the South line of the NE $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section 14.

Exhibit I An easement 30 feet in width for purposes of ingress and egress lying 30 feet Easterly, measured at right angles, and adjacent to the following described line:

Beginning at a point from which the Southwest corner of the NE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 14 bears the following three bearings and distances; N89°54'30"W 902.78 feet, N89°54'02"W 1300.46 feet, S00°10'16"W 391.19 feet; thence from said point of beginning South 2362.64 feet to a point on the South line of the NE $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section 14.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Lawrence L. Marsh the 13th day
of Feb. A.D., 19 90 at 11:33 o'clock A M., and duly recorded in Vol. M90,
of Deeds on Page 2918.

FEE \$33.00

Evelyn Biehn County Clerk

By Quelina Mueller

EXHIBIT "A"