



#01034860
WARRANTY DEED

AFTER RECORDING RETURN TO:
Mr. and Mrs. Ronald R. Lyall
127 De La Costa
Santa Cruz, CA. 95060

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

WILLIAM S. OPPELT and FLORENCE R. OPPELT, husband and wife
hereinafter called GRANTOR(S), convey(s) to RONALD R. LYALL and
TRIA P. LYALL, husband and wife hereinafter called GRANTEE(S),
all that real property situated in the County of Klamath, State
of Oregon, described as:

SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND
BY THIS REFERENCE MADE A PART HEREOF AS THOUGH FULLY SET
FORTH HEREIN.....

"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

SEE EXHIBIT "B" ATTACHED HERETO AND BY THIS REFERENCE MADE A
PART HEREOF AS THOUGH FULLY SET FORTH HEREIN.....

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 5th day of March, 1990.

William S. Oppelt
WILLIAM S. OPPELT

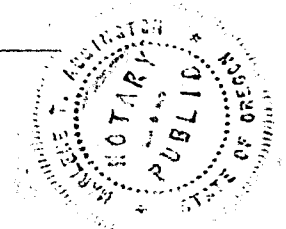
Florence R. Oppelt
FLORENCE R. OPPELT

STATE OF OREGON, County of Klamath)ss.

March 12, 1990.

Personally appeared the above named WILLIAM S. OPPELT and
FLORENCE R. OPPELT and acknowledged the foregoing instrument to
be their voluntary act and deed.

Before me: Harlene P. Addington
Notary Public for Oregon
My Commission Expires: March 22, 1993.



190 MAR 21 AM 10 50

EXHIBIT "A"

PARCEL 1:

A tract of land situated in the NE1/4 of Section 3, Township 36 South, Range 6 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the Northwest corner of the tract of land conveyed to Robert A. Scott et ux., by deed, dated November 6, 1965, and recorded November 22, 1965, in Volume M-65 at Page 3934 of Klamath County, Oregon Deed Records, which said corner is situated on the East bank of the artificially constructed water channel; thence running on the East bank of said water channel North 20 degrees 46 minutes West a distance of 51.53 feet to a point; thence continuing along the East bank of said water channel North 80 degrees 46 minutes East a distance of 15.30 feet to a point; thence continuing along the East bank of said water channel North 20 degrees 46 minutes West a distance of 25.00 feet to a point; thence leaving said water channel and running North 81 degrees 10 minutes East a distance of 106.60 feet, more or less, to the point where the center line of the private 20 foot wide roadway, which is more particularly described in the deed to John L. Gross, et ux., dated October 12, 1966, and recorded October 20, 1966, in Volume M-66 at Page 10168 of Klamath County, Oregon Deed Records intersects the South boundary line of Harriman Park; thence running on the center line of said private 20 foot wide roadway South 12 degrees 04 minutes East a distance of 72.5 feet more or less, to the Northeast corner of said tract of land conveyed to Robert A. Scott, et ux., thence South 80 degrees 40 minutes West along the North line of said Scott tract a distance of 100 feet, more or less, to the point of beginning.

Tax Acct. No.: 008 - 3606-3AD-2100 Key No.: 309311

PARCEL 2:

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

That portion of Tract A of Harriman Park, more particularly described as follows:

Beginning at a one-half inch iron pin which is situated on the center line of the private 20 foot wide roadway, more particularly described in the Deed to John L. Gross et ux., recorded in Volume M-66 at Page 10168 of Klamath County, Oregon, Deed Records, South 12 degrees 04 minutes East a distance of 25.94 feet, more or less, from the point where said roadway

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EXHIBIT "A" CONTINUED

center line intersects the Southerly terminus of Dugout Lane, said point of intersection being South 50 degrees 14 minutes West a distance of 34.12 feet the Southwest corner of Lot 1 of Harriman Park; thence South 12 degrees 04 minutes East along said center line of said private roadway a distance of 111.69 feet, more or less, to the Southeast corner of the tract of land conveyed to Dave Jones by Deeds recorded in Volume M-68 at Page 7521 of Klamath County, Oregon Deed Records; which said point is also the Northeast corner of the Servient Tenement described in the Easement recorded in Volume M-68 at Page 8442 of Klamath County, Oregon Deed Records; thence South 81 degrees 10 minutes West along the South line of said Jones Tract, which said line is also the North line of said Servient Tenement to the point where the Southerly boundary line of Harriman Park intersects the East bank of the artificially constructed water channel, which said point is the Southwest corner of said Jones Tract and the Northwest corner of said Servient Tenement; thence North 39 degrees 03 minutes 30 seconds West, along the East bank of said water channel a distance of 44.23 feet, more or less, to a five eights inch iron pin; thence leaving said East bank of said water channel and running North 50 degrees 56 minutes 30 seconds East a distance of 149.61 feet, more or less, to the point of beginning of this description.

Tax Acct. No.: 008 - 3606-3AA-5600 Key No.: 308633

PARCEL 3:

A tract of land situated in the NE1/4 of Section 3, Township 36 South, Range 6 East on the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at an iron pin which is located South 12 degrees 04 minutes East 375.5 feet from the Northwest corner of Lot 1 of Harriman Park, Klamath County, Oregon, which pin is located in the center line of a private 20 foot wide roadway; thence South 80 degrees 43 minutes West a distance of 91 feet, more or less, to the East bank of the artificially constructed water channel; thence, running on said East Bank of said water channel North 20 degrees 46 minutes West a distance of 76.5 feet; thence North 80 degrees 40 minutes East a distance of 100 feet, more or less, to the center line of said private roadway; thence South 13 degrees 59 minutes East along the center line of said roadway 75.0 feet, more or less, to the point of beginning.

Tax Acct. No.: 008 - 3606-3ADD-1900 Key No.: 309302

34860

1. Conditions, Restrictions as shown on the recorded plat of HARRIMAN PARK.
(Affects: Parcel 1)
2. Subject to rules and regulations of Fire Patrol District.
3. Rights of the public in and to any portion of the herein described premises lying within the boundaries of roads or highways.
(Affects: All parcels)
4. Any adverse claim based upon the assertion that:
 - (a) Said land or any part thereof is now or at any time has been below the ordinary high water mark of Harriman Creek and an artificially created waterway
 - (b) Some portion of said land has been created by artificial means or has accreted to such portion so created
 - (c) Some portion of said land has been brought within the boundaries thereof by a change in the location of Harriman Creek and an artificially created waterway.
5. Any adverse claim based upon the assertion that:
 - (a) Said land or any part thereof is now or at any time has been below the ordinary high water mark of the Upper Klamath Lake
 - (b) Some portion of said land has been created by artificial means or has accreted to such portion so created
 - (c) Some portion of said land has been brought within the boundaries thereof by a change in the location of Upper Klamath Lake.
6. Agreement, including the terms and provisions thereof:
Regarding: Building restrictions
Recorded: December 19, 1952
Book: 258
Page: 287

As amended by instrument:
Recorded: December 27, 1955
Book: 280
Page: 146

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7. Easement, including the terms and provisions thereof:
Granted to: California Oregon Power Company
Recorded: November 8, 1955
Book: 279
Page: 97
Affects: Exact location not given

8. Conditions and Restrictions in Deed:
Recorded: November 22, 1955
Book: M-65
Page: 3934
Affects: Parcel 3

9. Easement, including the terms and provisions thereof:
For: ingress and egress
Recorded: November 22, 1965
Book: M-65
Page: 3934
Affects: 20 foot wide easements in Parcel 3.

10. Easement, including the terms and provisions thereof:
For: utilities
Recorded: November 22, 1965
Book: M-65
Page: 3934
Affects: 5 feet along the edge of the roadway of Parcel 3.

11. Easement, including the terms and provisions thereof:
For: Private 20 foot roadway
Recorded: October 20, 1966
Book: M-66
Page: 10163

12. Easement, including the terms and provisions thereof:
For: Ingress and egress to artificially constructed water channel
Granted to: Vivian N. Van Datta and Peggy M. Stivers
Recorded: September 17, 1968
Book: M-68
Page: 8445

13. Easement, including the terms and provisions thereof:
For: Ingress and egress to artificially constructed water channel
Granted to: Albert A. Mitchell and Betty Mae Mitchell
Recorded: October 3, 1968
Book: M-68
Page: 8976

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14. Easement, including the terms and provisions thereof:
Granted to: Telephone Utilities of Eastern Oregon, Inc.
Recorded: March 3, 1982
Book: M-82
Page: 7043
Affects: Parcel 3

15. Easement, including the terms and provisions thereof:
For: Telephone right of way
Granted to: Telephone Utilities of Eastern Oregon
Recorded: June 16, 1982
Book: M-82
Page: 7653
Affects: Parcells 1 and 2.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Asper Title Co. the 21st day
of March A.D., 19 90 at 10:50 o'clock A.M., and duly recorded in Vol. M90
of Deeds on Page 5175.

Evelyn Biehn County Clerk

FEE \$53.00

By Pauline Mullendare