

OK

14937

WARRANTY DEED—STATUTORY FORM
INDIVIDUAL GRANTOR

Vol. m90 Page 9337

ROBERT G. HILLS, SR.

Grantor,

conveys and warrants to ROBERT H. BAKER

Grantee, the following described real property free of encumbrances except as specifically set forth herein situated in KLAMATH County, Oregon, to-wit: SEE EXHIBIT A

TAX #24 06 1CA-200, 300, 400

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

The said property is free from encumbrances except THOSE SHOWN ON THE REVERSE SIDE IF ANY

The true consideration for this conveyance is \$ 38,000.00 (Here comply with the requirements of ORS 93.030)

Dated this 14th day of May, 1990.

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.

X Robert G. Hills, Sr.
ROBERT G. HILLS, SR.

STATE OF OREGON, County of DESCHUTES) ss.

This instrument was acknowledged before me on May 14th, 1990.

ROBERT G. HILLS, SR.

Notary Public for Oregon

My commission expires 12-12-93

WARRANTY DEED

ROBERT G. HILLS, SR.

GRANTOR

ROBERT H. BAKER

GRANTEE

GRANTEE'S ADDRESS, ZIP

After recording return to:

ROBERT H. BAKER

9540 ROBIN AVE

FOUNTAIN VALLEY, CA 92708

NAME, ADDRESS, ZIP

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

SAME AS ABOVE

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 fee/file/instrument/microfilm/reception No. _____, Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME

TITLE

By _____ Deputy

90 MAY 15 AM 11 36

SUBJECT TO THE FOLLOWING:

- SUBJECT TO THE FOLLOWING:
1. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.
 2. Conditions and reservations, subject to the terms and provisions thereof as contained in the United States Patent to Eddie Santry recorded October 20, 1919 in Volume 50, page 540, Deed Records of Klamath County, Oregon, to wit:

"Subject to any vested and accrued water rights for mining, agriculture, manufacturing or other purposes, and rights to ditches and reservoirs used in connection with such water rights, as may be recognized and acknowledges by the local customs, laws and decisions of courts; and there is reserved from the lands hereby granted a right of way thereon for ditches or canals constructed by the authority of the United States."

3. Subject to "easement for electrical transmission lines as now located on said premises adjacent to said county road" as set forth in deeds from Paul W. Neil, recorded March 10, 1964 in Volume 351, page 447, Deed Records of Klamath County, Oregon, recorded November 5, 1971 in Volume M71, page 11601, Microfilm Records of Klamath County, Oregon; recorded March 29, 1980, in Volume M80, page 5264, Microfilm Records of Klamath County, Oregon.

EXHIBIT "A"
LEGAL DESCRIPTION

9339**PARCEL 1:**

Beginning at the intersection of the North line of the NE1/4 SW1/4 of Section 1, Township 24 South, Range 6, East of the Willamette Meridian, with the center line of the county road (as now established) leading from Crescent Lake to U.S. Highway No. 58; thence Southerly along the centerline of said county road 130 feet; thence Westerly at right angles to said centerline along the Southerly line of that property described in Deed Volume 351 page 447, records of Klamath County, Oregon, a distance of 137 feet to the true point of beginning; thence Westerly along said Southerly line extended, a distance of 16 feet to a point; thence Northerly parallel to, and 16 feet Westerly from, the Westerly boundary of said property described in Deed Volume 351 page 447, to a point on the North line of the NE1/4 SW1/4 of said Section 1; thence Easterly along said North line to the Westerly boundary of said property described in said Deed Volume 351 page 447; thence Southerly along said Westerly boundary to the true point of beginning.

Tax Account No: 2406 001CA 00300

PARCEL 2:

Beginning at the intersection of the North line of the NE1/4 SW1/4 of Section 1, Township 24 South, Range 6 East of the Willamette Meridian with the center line of the County road (as now established) leading from Crescent Lake to U.S. Highway No. 58; thence Southerly along the centerline of said county road 130 feet; thence Westerly at right angles and perpendicular to the center line of said county road a distance of 137 feet; thence Northerly parallel with the centerline of said county road to the North line of the NE1/4 SW1/4 of said Section 1; thence Easterly along the said North line to the place of beginning.

Tax Account No: 2406 001CA 00200

PARCEL 3:

Beginning at the intersection of the North line of the Northeast one-quarter of the Southwest one-quarter of Section 1, Township 24 South, Range 6 East of the Willamette Meridian with the center line of the County road (as now established) leading from Crescent Lake to U.S. Highway No. 58; thence Southerly along the centerline of said county road to a point which is 191 feet 2 3/4 inches Southerly along the centerline of said highway from a P.K. nail which is set approximately 18" Northerly along the center line of said highway from the place of beginning; thence Westerly at right angles and perpendicular to the centerline of said county road a distance of 153 feet; thence Northerly parallel with the centerline of said county road to the North line of the Northeast one-quarter of the Southwest one-quarter of said Section 1; thence Easterly along said North line to the place of beginning. SAVING AND EXCEPTING THEREFROM Parcels 1 and 2 mentioned above.

ALSO SAVING AND EXCEPTING from Parcel 1, Parcel 2 and Parcel 3, those portions lying within the County Road.

Tax Account No: 2406 001CA 00400

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 16th day
of May A.D., 19 90 at 11:36 o'clock A M., and duly recorded in Vol. M90,
of Deeds on Page 9337.

FEE \$33.00

Evelyn Biehn - County Clerk

By Paula Mueller