

15040

WARRANTY DEED

(Statutory Form)

Vol. mgd Page 9505

GRANTOR:

DONALD L. TRUSSELL and ELLA MAE TRUSSELL, husband and wife

CONVEYS AND WARRANTS TO

GRANTEE:

WILLIAM C. BRYANT and ARLENE L. BRYANT, husband and wife

the following described real property free of encumbrances except as specifically set forth herein:

-- SEE LEGAL DESCRIPTION, ATTACHED --

Subject to: rights of the public in and to any portion lying within the limits of streets, roads or highways; rights of the public and governmental bodies in and to that portion lying below the high water mark of Larson Creek (affects Parcel 1); premises specially assess for farm use, and subject to potential additional tax; reservations Volume 273 Page 178, Volume 306 Page 498 re-recorded Volume 308 Page 129; conditions and restrictions Volume 345 Page 293, Volume 352 Page 203; easements Volume M79 Page 3443, Volume M83 Page 15517, Volume M83 Page 11579, Volume M84 Page 590; and any lien or encumbrance, made, or permitted to be made, by grantee herein subsequent to that contract dated June 29, 1979, recorded August 15, 1979 in Volume M79 Page 19471 which this deed is given to fulfill.

This instrument does not guarantee that any particular use may be made of the property described in this instrument. A buyer should check with the appropriate city or county planning department to verify approved uses.

The true and actual consideration for this transfer is \$x see contract of record.

If grantor is a corporation, this has been signed by authority of the Board of Directors, with the seal of said corporation affixed.

DATED: July 23, 1984

GRANTOR:

Donald L. Trussell
Donald L. Trussell
Ella Mae Trussell
Ella Mae Trussell

Until a change is requested, all tax statements shall be sent to the following address:
no change

STATE OF OREGON, County of Marion

Date: July 23, 1984

Personally appeared the above named
Donald L. Trussell & Ella Mae Trussell
and acknowledged the foregoing instrument to be
their voluntary act and deed. Before me:

Notary Public for Oregon

My commission expires: 1/3/88

State of Oregon, County of

Date:

Personally appeared

sworn, stated that he is the

corporation and that the seal affixed hereto is its seal and that this instrument was
voluntarily signed and sealed in behalf of the corporation by authority of its Board of
Directors. Before me:

Notary Public for Oregon

My commission expires:

WARRANTY DEED

Trussell TO Bryant

AFTER RECORDING RETURN TO

William BRYANT
Box 465
Chiloquin OR 97624

(DON'T USE THIS
SPACE: RESERVED
FOR RECORDING
LABEL IN COUN-
TIES WHERE
USED.)

STATE OF OREGON, County of

I certify that the within instrument was re-
ceived for record on the day of
M., and recorded in book at o'clock

Witness my hand and seal of County affixed.

COUNTY CLERK

By

DEPUTY.

Parcel 1:

The NE $\frac{1}{4}$ SE $\frac{1}{4}$; the NW $\frac{1}{4}$ SE $\frac{1}{4}$ and the NE $\frac{1}{4}$ SW $\frac{1}{4}$ lying Easterly of the centerline of Larson Creek in Section 11, Township 34 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

AND the NW $\frac{1}{4}$ SW $\frac{1}{4}$ Section 12, Township 34 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

Parcel 2:

The SW $\frac{1}{4}$ NW $\frac{1}{4}$; the W $\frac{1}{2}$ SE $\frac{1}{4}$ NW $\frac{1}{4}$ and the S $\frac{1}{2}$ SW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 13, Township 34 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

Parcel 3:

The E $\frac{1}{2}$ SE $\frac{1}{4}$ NE $\frac{1}{4}$; the S $\frac{1}{2}$ SE $\frac{1}{4}$ NE $\frac{1}{4}$ and the E $\frac{1}{2}$ N $\frac{1}{2}$ NE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 14, Township 34 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon, EXCEPTING THEREFROM that portion lying within the Southern Pacific Railroad right of way.

Parcel 4:

The E $\frac{1}{2}$ SE $\frac{1}{4}$ SE $\frac{1}{4}$ Section 11, Township 34 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

AND the NE $\frac{1}{4}$ SE $\frac{1}{4}$ NE $\frac{1}{4}$ and the NE $\frac{1}{4}$ NE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 14, Township 34 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

Parcel 5:

The W $\frac{1}{2}$ SW $\frac{1}{4}$ SW $\frac{1}{4}$ Section 12, Township 34 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

AND the NE $\frac{1}{4}$ W $\frac{1}{2}$ NW $\frac{1}{4}$ NW $\frac{1}{4}$ and the N $\frac{1}{2}$ S $\frac{1}{2}$ W $\frac{1}{2}$ NW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 13, Township 34 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

Parcel 6:

A parcel of land situated in the NE $\frac{1}{4}$ of Section 14 and the SE $\frac{1}{4}$ of Section 11, Township 34 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon, being more particularly described as follows: Beginning at a 5/8" iron pin on the East line of the W $\frac{1}{2}$ NE $\frac{1}{4}$ NE $\frac{1}{4}$ of said Section 14, from which the Southwest corner of the NE $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section 14 bears the following three bearings and distances: North 89° 54' 30" West, 1980.06 feet; North 89° 54' 02" West, 1300.46 feet; South 00° 10' 16" West, 391.19 feet; thence from said point of beginning, North 01° 53' 14" West along the East line of W $\frac{1}{2}$ NE $\frac{1}{4}$ NE $\frac{1}{4}$ of the said Section 14, 917.91 feet to a 5/8" iron pin; thence North 00° 45' 54" West along the East line of the W $\frac{1}{2}$ NE $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section 11, 1323.26 feet to a 5/8" iron pin marking the Northeast corner of the said W $\frac{1}{2}$ SE $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section 11; thence North 89° 29' 28" West along the North line of the said W $\frac{1}{2}$ SE $\frac{1}{4}$ SE $\frac{1}{4}$ 394.00 feet to a point; thence South 01° 13' 22" East 2243.93 feet; thence South 89° 54' 30" East, 394.00 feet to the point of beginning.

Parcel 7:

A parcel of land situated in Section 14, Township 34 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon, 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 three bearings and distances: North 89° 54' 30" West, 902.78 feet; North 89° 54' 02" West, 1300.46 feet; South 00° 10' 16" West, 391.19 feet; thence from said point of beginning South 1573.20 feet to a 5/8" iron pin; thence South 89° 16' 54" East 1129.61 feet to a 5/8" iron pin on the East line of the W $\frac{1}{2}$ SE $\frac{1}{4}$ NE $\frac{1}{4}$ of said Section 14; thence North 01° 53' 14" West along the East line of the W $\frac{1}{2}$ SE $\frac{1}{4}$ NE $\frac{1}{4}$ and W $\frac{1}{2}$ NE $\frac{1}{4}$ NE $\frac{1}{4}$ of said Section 14, 1586.50 feet to a 5/8" iron pin; thence North 89° 54' 30" West, 1077.27 feet to the point of beginning.

Together with the following easement:

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

9507

Beginning at a point on the South line of the NW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 14 and the centerline of an existing road, from which the Southeast corner of the NW $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section 14 bears South 89° 59' 40" East 626.00 feet; thence from said point of beginning Northeasterly along the centerline of an existing road, the following six bearings and distances: North 18° 16' 56" East 31.94 feet, North 26° 36' 26" East 66.98 feet; North 45° 16' 11" East, 133.72 feet, North 52° 35' 15" East 267.59 feet, North 38° 56' 57" East 65.21 feet, South 89° 54' 02" East 246.35 feet to a point on the West line of the NE $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section 14 from which the Southeast corner of the NW $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section 14 bears South 00° 10' 16" West 391.19 feet.

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 $\frac{1}{4}$ NW $\frac{1}{4}$ from which the Southwest corner of the NE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 14 bears South 00° 10' 16" West 391.19 feet; thence from said point of beginning South 89° 54' 02" East, 1300.46 feet; thence South 89° 54' 30" East 1980.06 feet to a point on the East line of the S $\frac{1}{2}$ NE $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section 14.

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 $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 14, from which the Southwest corner of the NE $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section 14 bears South 00° 10' 16" West 391.19 feet; thence from said point of beginning South 89° 54' 02" East 1097.61 feet to a point.

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 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: North 89° 54' 02" West 1097.61 feet, South 00° 10' 16" West 391.19 feet; thence from said point of beginning South 89° 54' 02" East 202.85 feet; thence South 89° 54' 30" East 902.78 feet to a point.

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 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: North 89° 54' 02" West 1300.46 feet, North 89° 54' 30" West 902.78 feet, South 00° 10' 16" West 391.19 feet; thence from said point of beginning South 89° 54' 30" East 1077.27 feet to a point on the East line of the S $\frac{1}{2}$ NE $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section 14.

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 two bearings and distances: North 89° 54' 02" West 1097.61 feet, South 00° 10' 16" West 391.19 feet; thence from said point of beginning South 2372.18 feet to a point on the South line of the N $\frac{1}{2}$ NE $\frac{1}{4}$ SW $\frac{1}{4}$ of said Section 14.

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: North 89° 54' 02" West 1097.61 feet, South 00° 10' 16" West 391.19 feet; thence from said point of beginning South 2372.18 feet to a point on the South line of the N $\frac{1}{2}$ NE $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section 14.

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: North 89° 54' 30" West 902.78 feet, North 89° 54' 02" West 1300.46 feet, South 00° 10' 16" West 391.19 feet; thence from said point of beginning South 2362.64 feet to a point on the South line of the NE $\frac{1}{4}$ NW $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section 14. 9508

An easement 30 feet in width for the 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: North 89° 54' 30" West

902.78 feet, North 89° 54' 02" West 1300.46 feet, South 00° 10' 16" West 391.19 feet; thence from said point of beginning South 2362.64 feet to a point on the South line of the NE $\frac{1}{4}$ NW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 14.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Wm. C. Bryant the 18th day
of May A.D., 19 90 at 11:32 o'clock A M., and duly recorded in Vol. M90
of Deeds on Page 9505

FEE

\$43.00

Evelyn Biehn . County Clerk

By Pauline Muelensdore