

81807

KNOW ALL MEN BY THESE PRESENTS, That

Timothy Eric Lambdin

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Jeffrey J. Sanders and Starr A. Sanders, husband and wife, hereinafter called the grantees, does hereby grant, bargain, sell and convey unto the grantees, as tenants by the entirety, the heirs of the survivor and their assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

A parcel of land situated in Section 6, township 36 South, Range 13 FWM, more particularly described in attached description.

TOGETHERWITH an easement 60 feet in width for roadway purposes over that property, the centerline of which is described in Exhibit A attached hereto, and Easements as shown on Exhibit B attached hereto.

\*\*\* (IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the above described and granted premises unto the said grantees, as tenants by the entirety, their heirs and assigns forever.

And grantor hereby covenants to and with grantees and the heirs of the survivor and their assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances, except taxes for 1982-83. \*\*\*SUBJECT TO: An Easement 30 feet in width for ingress & egress for use in common with others on that portion of the above described property that abuts on the easement, centerline which is Exhibit A, 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 \$3,900.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole or 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 19 day of October, 1982, 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.

Timothy Eric Lambdin

3001 (6/82) (Individual) First American Title Company

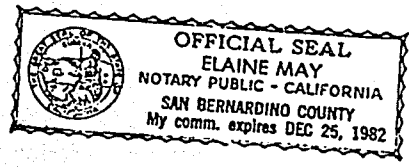
STATE OF CALIFORNIA  
COUNTY OF San Bernardino

On October 19, 1982, before me, the undersigned, a Notary Public in and for said State, personally appeared Timothy Eric Lambdin

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same.

WITNESS my hand and official seal.

Signature Elaine May



(This area for official notarial seal)

and  
being duly sworn,  
the former is the  
the latter is the  
a corporation,  
the corporate seal  
and sealed in be-  
tors; and each of  
act and deed.

(OFFICIAL SEAL)

A parcel of land situated in Section 6, Township 36 South, Range 13 East of the Willamette Meridian, being more particularly described as follows:  
Commencing at the Southwest corner of the NE 1/4 of said Section 6; thence N. 00°00'11" W. along the Westerly line of said NE 1/4, 708.00 feet; thence leaving said Westerly line East, 167.74 feet to a point; thence N. 20°24'00" E. 366.00 feet; thence S. 69°36'00" E. 399.61 feet to the point of beginning; thence continuing S. 69°36'00" E. 200 feet; thence S. 20°24'00" W. 364.29 feet; thence N. 69°45'49" W. 200 feet to a point; thence N. 20°24'00" E. 365 feet more or less to the point of beginning.

Attachment "A", Page One of Three

## EXHIBIT "A"

An easement 60.00 feet in width for roadway purposes, the centerline of which is more particularly described in the following parts:

Part I

Commencing at the northeast corner of Section 6, T. 36 S., R. 13 E.W.M., Klamath County, Oregon; thence S. 89 degrees 55'50" W. along the north line of said Section 6, 328.33 feet to the POINT OF BEGINNING for this part of this description; thence leaving said north section line S. 20 degrees 24'00" W., 788.62 feet; thence S. 24 degrees 55'02" E., 181.39 feet to the beginning of a curve to the right; thence along the arc of a 51.05 foot radius curve to the right (delta = 114 degrees 55'02"; long ch ord = S.32 degrees 32'29" W., 86.07 feet) 102.38 feet to the end of curve; thence West 118.29 feet; thence S. 20 degrees 24'00" W., 1286.89 feet; thence West 699.25 feet; thence N. 69 degrees 45'49" W., 599.61 feet; thence N. 20 degrees 24'00" E., 2105.45 feet to said north line of Section 6, the terminus of this part of this description.

Part II

Commencing at the northeast corner of said Section 6; thence S. 00 degrees 45'25" W. along the east line of said Section 6, 616.71 feet to the POINT OF BEGINNING for this part of this description; thence leaving said east section line West, 517.35 feet to the terminus of this part of this description.

Part III

Commencing at the southeast corner of the northeast quarter of said Section 6; thence N. 00 degrees 45'25" E. along the east line of said Section 6, 384.84 feet; thence leaving said east section line N. 76 degrees 44'08" W., 495.47 feet to the POINT OF BEGINNING for this part of this description; thence WEST 595.36 feet to the terminus for this part of this description.

Part IV

Commencing at the southeast corner of the NE $\frac{1}{4}$  of said Section 6; thence N. 00 degrees 45'25" E. along the east line of said Section 6, 894.84 feet; thence leaving said east section line West 435.00 feet to the POINT OF BEGINNING for this part of this description; thence continuing West 501.98 feet to the terminus of this part of this description.

Part V

Commencing at the northwest corner of the NE $\frac{1}{4}$  of said Section 6; thence S. 00 degrees 00'11" E. along the west line of said northeast quarter, 550.00 feet; thence leaving said west quarter section line East, 400.03 feet to the POINT OF BEGINNING for this part of this description; thence continuing East 264.73 feet to the terminus of this part of this description.

## EXHIBIT "B"

## SUBJECT TO:

Easements and rights of way of record and those apparent on the land; Road, power and telephone easements as shown on the partition map on file in the records of Klamath County, Oregon; rights of the public in and to any portion of the herein described premises lying within the limits of any roads or highways; and to Reservations and Restrictions of record, and to the following building and use restrictions which grantee assumes and agrees to fully observe and comply with, to-wit:

1. That no person shall ever suffer or permit any unlawful, unsightly or offensive use to be made of said premises, nor will any person suffer or permit anything to be done thereon which may be or become a nuisance or annoyance to the neighborhood;
2. That no tree larger than 4 inches in diameter 24 inches above the ground may be cut, except to clear the land for a permanent structure or driveway.
3. That garbage must be disposed of in a sanitary manner, and burning must be done in a barrel with a cover  $\frac{1}{2}$  inch wire mesh screen, and further, all owners must comply with the fire protective governing body in that area..
4. That lot owners may permit guests to camp or pitch tents on their lots for a period of not more than 90 days at any one time; provided, however, that such camping shall be done in a good and workmanlike manner.
5. That no temporary housing shall be permitted on any lot, except during the period of construction of a permanent residence, which the exteriors of the residence or any other permanent building is required to be completed within a period of two years after said construction is started, and in no event shall same be permitted for a period in excess of two years; provided, however, a mobile home may be used as a permanent dwelling on the premises.
6. It is understood by all owners that the subject property is zoned, S P I, and that they are required to comply with all restrictions as set out in this zone under the Klamath County Zoning Ordinance.

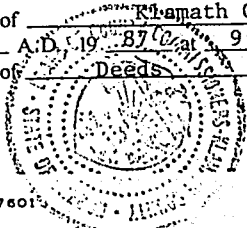
PLEASE RETURN THIS DOCUMENT TO:

JEFFREY & STARR SANDERS  
1933 SUNSET DRIVE  
VISTA, CALIFORNIA 92083

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Company the 20th day of November A.D. 19 87 at 9:42 o'clock A M., and duly recorded in Vol. M87 of Deeds on Page 21020.  
FEE \$25.00  
By Evelyn Biehn, County Clerk  
Ann Smith

411 PINE STREET  
KLAMATH FALLS, OREGON 97601



Attachment "A" Page Three of Three  
STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Robert C. Gehlbach the 5th day of June A.D. 19 90 at 10:34 o'clock A M., and duly recorded in Vol. M90 of Deeds on Page 10768.  
FEE \$43.00  
By Evelyn Biehn, County Clerk  
Pauline Mueller