

WARRANTY DEED

CARLA BALDUCCI, GRANTOR

Conveys and warrants to

Merrie Jocqueline Morin Hall, PO Box 65, Crescent Lake, Oregon, GRANTEE

All the following described real property situated in Klamath County, State of Oregon, described as:

Parcel I

A rectangular portion of the NE 1/4 of the SW 1/4 of Section 17, Township 24 South, Range 7 East of the Willamette Meridian more particularly described as follows:

Commencing at a point where the North-South center line of said Section 17 intersects the Northeasterly line of the highway right-of-way of Oregon State Highway 58; thence along said Northeasterly line of said right-of-way in a generally Northwesterly direction a distance of 650 feet to a point which is the true point of beginning; thence at right angles to said highway right-of-way and in a generally Northeasterly direction 250 feet to a point; thence at right angles to said last course and in a generally Northwesterly direction a distance of 300 feet to a point; thence at right angles to said last course and in a generally Southwesterly direction a distance of 250 feet, more or less, to the said Northeasterly right-of-way line of said Oregon State Highway 58; thence along said Northeasterly line of said right-of-way in a generally Southeasterly direction a distance of 300 feet, more or less, to the point of beginning, together with all of the right, title and interest under that certain grant of easement in which Anna Foegeding, a widow, is first party and John B. Amuchastegui and Etta Marie Amuchastegui, husband and wife, and John L. Stonestreet and Bertha L. Stonestreet, husband and wife, are second parties, dated September 26, 1947, affecting the NE 1/4 of the SW 1/4 of Section 17, Township 24 South, Range 7 East Willamette Meridian, Klamath County, Oregon. Tax Account #51-2407-1730; Tax Lot 300.

Parcel II

A portion of the N 1/2 SW 1/4 of Section 17, Township 24 South, Range 7 East of the Willamette Meridian, more particularly described as follows:

Commencing at a point where the North-South center line of said Section 17 intersects the Northeasterly line of the highway right-of-way of Oregon State Highway 58; thence along said Northeasterly line of said right-of-way in a generally Northwesterly direction, a distance of 1300 feet to a point, which is the true point of beginning; thence at right angles to said Highway right-of-way line in a generally Northeasterly direction, 250 feet to a point; thence at right angles to said last mentioned course and in a generally Southeasterly direction, 350 feet to a point; thence at right angles to said last mentioned course, and in a generally Southwesterly direction, 250 feet, more or less, to said Northeasterly right-of-way line of said Oregon State Highway 58; thence along said Northeasterly line of said right-of-way in a generally Northwesterly direction, a distance of 350 feet, more or less, to the point of beginning. Tax Account #51-2407-1730; Tax Lot 200.

SUBJECT TO:

- (1) Reservations, restrictions, rights-of-way and easements of record and those apparent on the land.
- (2) Terms and provisions of that certain Grant of Easement recorded October 30, 1947 in Volume 213 at page 157, Klamath County, Oregon Deed Records.
- (3) The rights of the public in and to any portion of the herein described property lying within the limits of roads and highways.
- (4) Any encumbrances permitted by the Grantee after July 10, 1981.

The true and actual consideration for this transfer is the deferred payment of \$252,000.00 and other consideration.

ORS 93.040(1) requires that the following statement be included in the body of an instrument transferring or contracting to transfer fee title to real property: "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 the title to the property should check with the appropriate city or county planning department to verify approved uses."

UNTIL FURTHER NOTICE, ALL TAX STATEMENTS ARE TO BE SENT TO:

Merric Jacqueline Morin Hall
PO Box 65
Crescent Lake, OR 97425

AFTER COMPLETING OF RECORDING, RETURN TO:

Merric Jacqueline Morin Hall
PO Box 65
Crescent Lake, OR 97425

Dated this 11th day of May, 1990.

Grantors:

Carla Balducci
Carla Balducci

STATE OF CALIFORNIA, COUNTY OF Santa Clara ss.

Personally appeared before me this 11th day of May, 1990, Carla Balducci and acknowledged the foregoing instrument to be their voluntary act.

Leticia I. Tavares
Notary Public for California
My Commission Expires: 10-16-92

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clerk/169-1 del

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STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Merric Hall the 15th day of June A.D., 19 90 at 11:32 o'clock M., and duly recorded in Vol. M90, of Deeds on Page 11747.

FEE \$33.00

Return: Merric Hall

HC 62, Box 588C, Coos Bay, Or. 97420

Evelyn Biehn, County Clerk

By Pauline M. Mendenhall