

K-42339

OWENS DEVELOPMENT CO., an Oregon Corporation

STATUTORY WARRANTY DEED

(Individual or Corporation)

following described real property in the County of KLAMATH and State of Oregon. SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF Subject to reservations and restrictions of record, rights of way, and easements of record and those apparent upon the land, contracts and/or liens for irrigation and/or drainage. The true consideration for this conveyance is \$ 50,000.00 (Here comply with the requirements of ORS 93.030.00) THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF PPLICABLE LAND USE LAWS AND RECILATIONS BEJORE SIGNING OR ACCEPTING THIS INSTRUMENT THE PERSON COURING THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT THE PROPERTY DESCRIBED IN THIS INSTRUMENT TO BE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO STRIP APPROPED USES. DATED this 15th day of June 19 90 If a comporate grantor, it has caused its name to be signed be evolution of its board of directors. OMENS DEVELOPMENT CO., an Oregon Corporate BY: June June June Corporate STATE OF OREGON, County of Klamath. The foregoing instrument was acknowledged before me The foregoing instrument was acknowledged before the foregoing instrument was acknowle	eys and warrants to TIM M. Ar	NUCHASTEGUI AND	CECELIA M. AMUCHASTEG	or, nusuand and write	rantee,
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Block 9: All Block 10: All

Block 11: Lots, 7, 8, 9, 10, 11, 12

Block 14: Lots 3, 4, 5, and 6 Block 15: Lots 1, 2, 11 and 12

Block 16: Lots 3, 4, 5, 6, 7 and 8

All Vacated Nob Hill, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon. Together with } vacated streets and alleys adjacent thereto.

Saving and excepting any portion lying within the boundaries of Nob Hill Replat, and further excepting:

A parcel of land situated in the NELSEL of Section 20, Township 38 South, Range 9, E.W.M. and being a poriton of Vacated Blocks 10 and 15 and Elliott Ave., Nob Hill Addition, and more particularly described as follows:

Beginning at the most Northerly corner of Lot 1, Block 5, of Tract No. 1145, NOB HILL REPLAT; thence N. 64°19' E., 60.00 feet to the Northerly right-of-way line of Wade Circle; thence along said right-of-way line, S. 25°41' E., 32.12 feet and along the arc of a 270 foot radius curve to the left, 180.64 feet to a 1/2" iron pin marking the TRUE POINT OF BEGINNING of this description; thence N. 25°59' E. a distance of 265.74 feet to a 5/8" iron pin; thence N. 87°06'13" E. a distance of 70.18 feet to a 5/8" iron pin; thence S. 28°14'07" E. a distance of 192.02 feet to a 5/8" iron pin on the Northwesterly line of Wade Circle, extended; thence S. 42°46'01" W. along said right-of-way line a distance of 160.0 feet to a point; thence along the arc of a 20 foot radius curve to the right a distance of 22.58 feet to a point on the Northerly right-of-way line of Wade Circle; thence along said right-of-way, N. 72°32' W. a distance of 116.13 feet, thence along the arc of a 270 foot radius curve to the right a distance of 40.13 feet to the point of beginning.

And further excepting: Beginning at a 5/8 inch iron pin on the Northerly right of way line of Wade Circle, said point being N. 64°19'00" E. 60.00 feet from the most northerly corner of Lot 1, Block 5, of Tract 1145-Nob Hill Replat, a

duly recorded subdivision; thence N. 64°19'00" E. 120.00 feet to a 5/8 inch iron pin designated as point A; thence S. 61°54'39" E. 118.32 feet to a 5/8 inch iron pin designated as point B; thence S. 25°59'00" W. 167.91 feet to a 5/8 inch iron pin on the northerly right of way line of said Wade Circle, said point being on a curve (radius point bears N. 25°59'00" E. 270.00 feet); thence along the arc of said curve to the right (central angle = 38°20'00") 180.64 feet; thence N. 25°41'00" W. 32.12 feet to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for	record at request	of	Klamath Coun	ty Title Co.	t	he 18th	dav
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