

17069

MTC #2786

WARRANTY DEED (INDIVIDUAL)

Vol. m90 Page **13151**

DARLENE M. ZAROSINSKI

EDMOND MAHAN and ELEANOR A. MAHAN, husband and wife, hereinafter called grantor, convey(s) to

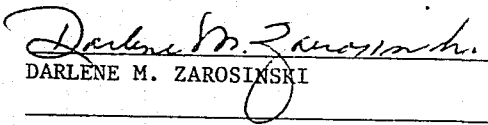
of Klamath, State of Oregon, described as:

See attached "Exhibit A" for legal description

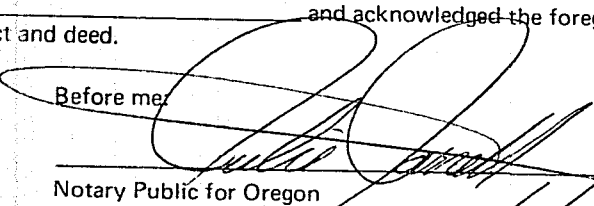
JUL 3 1982 PM 2 51

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except as listed on the attached "Exhibit A" which is by this reference made a part hereof

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$ 27,500.00.Dated this 6th day of April, 19 82.

 DARLENE M. ZAROSINSKI
STATE OF OREGON, County of Klamath) ss.On this 12th day of April, 19 82 personally appeared the above named Darlene M. Zarosinski and acknowledged the foregoing instrument to be her voluntary act and deed.

Before me


 Notary Public for Oregon
My commission expires: 2/14/85

The dollar amount should include cash plus all encumbrances existing against the property to which the property remains subject or which the purchaser agrees to pay or assume.

If consideration includes other property or value, add the following: "However, the actual consideration consists of or includes other property or value given or promised which is part of the/the whole consideration." (Indicate which)

WARRANTY DEED (INDIVIDUAL)

Zarosinski

TO

Dunc

After Recording Return to:

Edmond & Eleanor Mahan
P.O. Box 1872
Klamath Falls, OR 97601

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 _____ on page _____ Records of Deeds of said County.

Witness my hand and seal of County affixed.

Title

By _____

Deputy

A parcel of land situated in Section 29, T37S, R9E, W.M., Klamath County, Oregon being more particularly described as follows:

Beginning at a 5/8 inch iron pin marking the northwest corner of the E $\frac{1}{2}$ NW $\frac{1}{4}$ of said Section 29; thence S88°43'41"E along the north line of said Section 29, 490.22 feet to a 5/8 inch iron pin in the centerline of a private road easement as described in Deed Volume M73 at page 16734, Klamath County Deed Records; thence along said private road easement centerline the following courses and distances: S03°47'32"W, 66.38 feet to a $\frac{1}{2}$ inch iron pin; S48°41'46"E, 296.57 feet to a $\frac{1}{2}$ inch iron pin; S26°11'54"E, 808.96 feet to a $\frac{1}{2}$ inch iron pin; S23°20'15"E, 417.73 feet to a $\frac{1}{2}$ inch iron pin; S16°03'36"E, 307.03 feet to a $\frac{1}{2}$ inch iron pin; S55°58'43"E, 265.31 feet to a $\frac{1}{2}$ inch iron pin; S22°44'29"E, 299.27 feet to a $\frac{1}{2}$ inch iron pin; S19°25'20"E, 447.97 feet to a $\frac{1}{2}$ inch iron pin; S05°36'51"W, 131.58 feet to a 5/8 inch iron pin on the south line NW $\frac{1}{4}$ of said Section 29; thence N88°48'32"W along said south line NW $\frac{1}{4}$ of Section 29, 1684.06 feet to a 5/8 inch iron pin marking the southwest corner of said E $\frac{1}{2}$ NW $\frac{1}{4}$; thence N02°16'26"W along the west line of said E $\frac{1}{2}$ NW $\frac{1}{4}$, 2622.23 feet to the point of beginning containing 70.21 acres more or less.

Together with:

A private roadway easement as described in Deed Volume M73 at page 16734 Klamath County Deed Records.

Subject to:

A roadway easement 60.00 feet in width lying 30.00 feet on either side of the following described centerline:

Beginning at a point on the west line of the E $\frac{1}{2}$ NW $\frac{1}{4}$ of said Section 29 from which the southwest corner of said E $\frac{1}{2}$ NW $\frac{1}{4}$ bears S02°16'26"E along said west line E $\frac{1}{2}$ NW $\frac{1}{4}$, 271.62 feet; thence along said road centerline the following courses and distances: S66°52'25"E, 227.70 feet; S85°08'49"E, 253.74 feet; N88°11'30"E, 287.51 feet; S53°58'47"E, 209.18 feet; S34°27'44"E, 99.50 feet to the south line of said NW $\frac{1}{4}$ and the terminus of this road easement.

SUBJECT TO:

1. The rights of the public in and to that portion of the above property lying within the limits of roads and highways.
2. An easement created by instrument, including the terms and provisions thereof, dated December 21, 1973, recorded December 31, 1973 in Book M-73 at page 16734, Microfilm Records, between Lewis L. Hagelstein and Nona B. Hagelstein and Clifford J. Emmich.
3. Easement contained in Contract dated September 18, 1975, recorded September 18, 1975 in Book M-75 at page 11293, Microfilm Records, 60 feet wide over a portion of property known as Simpson Canyon Road.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title co. the 3rd day of July A.D., 19 90 at 2:51 o'clock P M., and duly recorded in Vol. M90 of Deeds on Page 13151.

FEE \$33.00

Evelyn Biehn, County Clerk

By Pauline Mulendore