0900914120 ATC 35517 Vol <u>M90</u> Page **15893** oen 18620 ESCROW, INC (INDIVIDUAL) WARRANTY DEED WILBUR B. THAYER and SALLY N. THAYER TRUSTEE OF THE BILL & SALLY THAYER FAMILY 1982 REVOCABLE TRUST. , hereinafter called gra MILY 1982 REVOCABLE TRUST. LEON R. ANDRIEU and MINNIE R. ANDRIEU, husband and wife convey(s) to all that real property situated in the , State of Oregon, described as: Klamath County of . SEE ATTACHED EXHIBIT "A" "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 FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPART-MENT TO VERIFY APPROVED USES." 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 PLAN-NING DEPARTMENT TO VERIFY APPROVED USES. and covenant(s) that grantor is the owner of the above described property free of all encumbrances except SEE ATTACHED EXHIBIT "A" 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 \$ 86,000.00 . "However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which)° (Delete between symbols; if not applicable. See ORS 93.030) which, 'Delete between symbols, if not applicable. See ORS 93.030 In construing this deed and where the context so requires, the singular includes the plural. IN WITNESS WHEREOF, the grantor has executed this instrument this <u>8th</u> day of <u>August</u> Wilbur B. Thayer and Sally N. Thayer Trustees of the Bill & Sally Thayer Family 1982 Revocable Trustery for <u>Trustee</u> Thayer, individually Wilbur B. Thayer, Trustee 19 90 the ilbur B. Thayer, D. Thayer Thaves fallin Sally 4. Sally N/ Thayer, individually)ss. Klamath STATE OF OREGON, County of _ , 19 90 August 8 Wilbur B. Thayer and Sally N. Thayer Personally appeared the above named and, acknowledged the foregoing voluntary act and deed. their instrument to be OFFICIAL SEAL TRACIE V. CHANDLER NOTARY FUGLIC · OREGON COMMISSION NO. 000112 MY COMMISSION EXPIRES JULY06, 1994 nandler (15R) UUX Elefore me: Notary Public for Oregon My Commission Expires: 7-6-94 STATE OF OREGON. 6 Sally nauser Ibus SS. Nenver Par 7603 County of NAME AND ADDRESS UNAT I sertify that the within instrument Minnie was received for record on the dav ANUN. 10 amas of ra YUUA 195 M., and recorded oclock 7603 at NAME AND ADDRESS In book/reel/volume No. on SPACE RESERVED or as document/fee/file/ page FOR Instrument/microfilm No. RECORDER'S USE Record of Deeds of Said county. Witness my hand and seal of County NAME, ADDRESS, ZIP affixed. o the following address. asann ance TITLE NAME Deputy Bv NAME, ADDRESS, ZIP FORM 685-2.5M

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EXHIBIT "A"

A tract of land situated in the SW 1/4 SE 1/4 of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at an iron pin on the Northerly right of way line of Hilyard Avenue, 30 feet Northerly at right angles from the center line of Hilyard Avenue, said point being North 0 degrees 04' West a distance of 30 feet and North 89 degrees 56' East a distance of 774.1 feet from the iron axle which marks the one-quarter corner common to Sections 1 and 12, Township 39 South, Range 9 East of the Willamette Meridian, and thence continuing North 89 degrees 56' East along the North line of Hilyard Avenue, a distance of 220.0 feet; thence North 0 degrees 04' West a distance of 93.37 feet to the true point of beginning; thence South 81 degrees 14' East a distance of 33.34 feet; thence North 43 degrees 51' East a distance of 115.0 feet, more or less, to the Southwesterly right of way line of the Dalles-California Highway; thence along said right of way line North 46 degrees 09' West a distance of 121.0 feet; thence South 43 degrees 51' West a distance of 200 feet, more or less, to a point North 81 degrees 14' West 114.53 feet to the point of beginning; thence South 81 degrees 14' East 114.53 feet, more or less to the point of beginning.

SUBJECT TO:

1. 1990-91 Taxes, a lien not yet payable.

2. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Enterprise Irrigation District.

3. Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District, and as per Ordinance No. 29, recorded May 24, 1983 in Book M-83 at Page 8062 and as per Ordinance No. 30, recorded May 30, 1986 in Book M-86 at Page 9346 and as per Ordinance No. 31, recorded January 6, 1988 in Book M-88 at Page 207, and as per Ordinance No. 32, recorded May 14, 1990 in Book M-90 at Page 9131.

4. Restrictions, including the terms and provisions thereof, listed in Warranty Deed dated May 9, 1972, recorded May 18, 1972, in Book M-72 at Page 5337, Microfilm Records, John O. Jacobson and Martha F. Jacobson, husband and wife to State Highway Commission.

5. Easement, including the terms and provisions thereof: Electricity For: The California Oregon Power Company Granted to: May 22, 1926 Recorded: 69 Book: 577 Page: Northerly 10 feet parallel to Highway Affects: 6. Easement, including the terms and provisions thereof: Telephone For: Pacific Power and Light Company Granted to: May 18, 1972 Recorded: M-72 Book: 5339 Page: Northerly portion of property Affects: 7. Easement, including the terms and provisions thereof: The California Oregon Power Company, a California Granted to: Corporation June 11, 1957 **Recorded:** Book: 292 286 Page: Easement, including the terms and provisions thereof: 8. Pacific Power & Light Company, a corporation Granted to: January 13, 1972 Recorded: M-72 Book: 482 Page: Terms and provisions contained in deed from Leon R. Andrieu 9. and Minnie R. Andrieu, to the State of Oregon, by and through its State Highway Commission, dated January 3, 1972, recorded January 13, 1972 in Book M-72 at Page 479, Deed Records of Klamath County, Oregon.

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STATE OF OREGON: COUNTY OF KLAMATH: ss.

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