



19351

Vol. m90 Page 17084#02035506
WARRANTY DEED

AFTER RECORDING RETURN TO:

BONI GENE COLBERT

HC 34 Box 76 EEE
Klamath Falls, OR 97601UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVESHARON L. WOOD hereinafter called GRANTOR(S), convey(s) to BONI
GENE COLBERT hereinafter called GRANTEE(S), all that real
property situated in the County of KLAMATH, State of Oregon,
described as:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

"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 DEPARTMENT TO VERIFY
APPROVED USES."and covenant(s) that grantor is the owner of the above described
property free of all encumbrances except 1) 1990-91 taxes, a
lien not yet payable. 2) Subject to rules and regulations of
Fire Patrol District. 3) Agreement, including the terms and
provisions thereof: Regarding: Raising & Lowering the Water of
Upper Klamath Lake; In Favor of: California Oregon Power Co.,
a California Corp., recorded on February 15, 1924 in Book 63 at
page 459. 4) Easement as disclosed by instrument: For:
Building dike, drainage and irrigation ditches and to locate a
pumping plant; Granted to: Robert and Peggy M. Sloan, recorded
on September 1, 1953 in Book 262 at page 581. 5) Easement
including the terms and provisions thereof: For: 10 foot wide
electric transmission line easement; Granted to: The California
Oregon Power Company, a California Corporation, recorded on May
15, 1955 in Book 279 at page 99. 6) Easement, including the
terms and provisions thereof: For: Overhang easement, Granted
to: The California Oregon Power Company, a California
Corporation, recorded on May 15, 1959 in Book 312 at page 440.
7) Building and Use Restrictions contained in Deed recorded
December 26, 1969 in Book M-69 at page 10707 and recorded June
8, 1981 in Book M-81 at page 10193 and recorded October 6,
1964 in Book 356 at page 525, Deed Records.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
\$40,000.00.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 9th day of August, 1990.Sharon L. Wood
SHARON L. WOODCALIFORNIA
STATE OF ~~OREGON~~ County of ALAMEDA) ss.
August 16, 1990Personally appeared the above named SHARON L. WOOD and
acknowledged the foregoing instrument to be her voluntary act
and deed.

Before me:

Charles J. Fracisco
Charles J. Fracisco

Continued on next

CHARLES J. FRACISCO
NOTARY PUBLIC
ALAMEDA COUNTY, CALIFORNIA
My commission expires Jan. 25, 1991

EXHIBIT "A"

A portion of the NE 1/4 SW 1/4, Section 3, Township 36 South, Range 6 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Starting from the Northwest corner of the NE 1/4 SW 1/4 Section 3, Township 36 South, Range 6 East of the Willamette Meridian; thence South 89 degrees 50' East a distance of 60.05 feet; thence South 2 degrees 36' 12" West, a distance of 485.33 feet; thence East a distance of 226.99 feet to an iron pin, the point of beginning; thence South a distance of 125 feet to an iron pin; thence East a distance of 100.97 feet to an iron pin; thence North 18 degrees 47' 58" West a distance of 132.04 feet to an iron pin; thence West a distance of 58.42 feet more or less, to the point of beginning

ALSO

Starting from the Northwest corner of NE 1/4 SW 1/4, Section 3, Township 36 South, Range 6 East of the Willamette Meridian, in the County of Klamath, State of Oregon; thence South 89 degrees 50' East a distance of 60.05 feet; thence South 2 degrees 36' 12" West a distance of 610.46 feet; thence East a distance of 100 feet to an iron pin, the point of beginning; thence South 22 degrees 17' 02" East a distance of 124.87 feet to an iron pin; thence Northeasterly on the Northerly side of the County Road, along a curve right having a radius of 507.47 feet, a distance of 90.11 feet to an iron pin; thence North 12 degrees 06' 40" West a distance of 91.15 feet to an iron pin; thence West, a distance of 114.16 feet more or less, to the point of beginning.

17085-A

EXHIBIT "A" CONTINUED

ALSO

Starting from the Northwest corner of NE 1/4 SW 1/4, Section 3, Township 36 South, Range 6 East of the Willamette Meridian; thence South 89 degrees 50' East a distance of 60.05 feet; thence South 2 degrees 36' 12" West a distance of 610.46 feet; thence East a distance of 214.16 feet to an iron pin, the point of beginning; thence South 12 degrees 06' 40" East a distance of 91.15 feet to an iron pin; thence North 77 degrees 53' 20" East a distance of 60.90 feet to an iron pin; thence Northeasterly on the Northerly side of the County Road, along a curve left having a radius of 543 feet, a distance of 63.39 feet to an iron pin; thence North 18 degrees 47' 58" West a distance of 62.80 feet to an iron pin; thence West a distance of 119.49 feet more or less, to the point of beginning.

CODE 78 MAP 3606-3CA TL 1400

CODE 8 MAP 3606-3CA TL 1500

CODE 8 MAP 3606-3CA TL 1700

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 24th day
of Aug. A.D., 19 90 at 3:34 o'clock P.M., and duly recorded in Vol. M90
of Deeds on Page 17084.

FEE \$38.00

Evelyn Biehn - County Clerk

By Caroline Mullendore