



20309

**Aspen**  
TITLE & ESCROW, INC.

# 02035505

Vol. m90 Page 18769

## WARRANTY DEED

AFTER RECORDING RETURN TO:  
MR. AND MRS. ALEX T. CAMAILLE  
1030 Bismark Street  
Klamath Falls, OR 97601

UNTIL A CHANGE IS REQUESTED ALL TAX  
STATEMENTS TO THE FOLLOWING ADDRESS:  
SAME AS ABOVE

GEORGE P. ANDRIEU and LEONA M. ANDRIEU, initial Trustee under Trust Agreement dated August 17, 1977, hereinafter called GRANTOR(S), convey(s) to ALEX T. CAMAILLE and LA RENA D. CAMAILLE, husband and wife, hereinafter called GRANTEE(S), all that real property situated in the County of KLAMATH, State of Oregon, described as:

SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF AS THOUGH FULLY SET FORTH HEREIN...

"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) Rights of the public in and to any portion of the herein described premises lying within the boundaries of roads or highways. 3) Agreement, including the terms and provisions thereof recorded October 8, 1913 in Book 41 on page 60. 4) Easement, including the terms and provisions thereof recorded January 11, 1949 in Book 228 on page 12. 5) Easement including the terms and provisions thereof recorded February 6, 1967 in Book M-67 on page 858.

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 \$4,500.00.

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 6th day of August 1990.

INITIAL TRUSTEE UNDER TRUST AGREEMENT DATED AUGUST 17, 1977  
BY:

X George P. Andrieu  
GEORGE P. ANDRIEU, TRUSTEE

X Leona M. Andrieu  
LEONA M. ANDRIEU, TRUSTEE

X George P. Andrieu  
GEORGE P. ANDRIEU

X Leona M. Andrieu  
LEONA M. ANDRIEU

STATE OF OREGON, County of Curry ) ss.

August 17, 1990

Personally appeared the above named GEORGE P. ANDRIEU and LEONA M. ANDRIEU, initial Trustee under Trust Agreement dated August 17, 1977, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me Lois C. Thomas  
Notary Public for Oregon

'90 SEP 12 PM 3 40

A tract of land situated in Lots 1, 2 and 3, Section 18, Township 38 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, being more particularly described as follows:

Beginning at a point which is East 230 feet from a point on the Northeasterly line of the right of way of that certain spur track of the Southern Pacific Company known as "Hanks Spur", which is South 56 degrees 31' East 11.24 chains from the quarter section corner of the West line of said Section 18; thence South 49 degrees 03' East 3.79 chains to the Northeasterly line of the right of way of said spur track; thence following the line of said spur right of way and 100 feet distant at right angles from the center line thereof the following courses and distances: South 64 degrees 07' East 3.03 chains; South 50 degrees 35' East 2.27 chains; South 57 degrees 37' East 2.58 chains; South 54 degrees 45' East 2.27 chains; South 52 degrees 14' East 1.51 chains; South 50 degrees 42' East 9.09 chains; South 49 degrees 30' East 1.51 chains; thence West 1.14 chains to a point which is 50 feet distant at right angles from the centerline of said spur right of way; thence following the Northeasterly line of said spur right of way and 50 feet distant at right angles from the center line thereof, Southeasterly to an iron pin that is North 34 degrees 23' West, a distance of 982.8 feet from the gas pipe monument marking the Northwest corner of "Pelican City" subdivision, said monument being North 89 degrees 54' West a distance of 1995.5 feet from the Southeast corner of said Section 18; thence North 40 degrees 37' East a distance of 149.8 feet to an iron pin on the Southwesterly right of way line of the Southern Pacific railroad; thence Northwesterly along the Southwesterly line of said right of way and 50 feet distant at right angles from the centerline thereof to a point that is East a distance of 8.25 chains from the point of beginning; thence West a distance of 8.25 chains, more or less, to the point of beginning.

EXCEPTING THEREFROM right of way for Lakeport Boulevard.

LESS AND EXCEPT any portion lying within the Southern Pacific Railroad and the Southern Pacific Railroad Spur and Lakeport Boulevard.

CODE 190 MAP 3809-1800 TL 1800

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 18th day  
of Sept. A.D., 19 90 at 3:40 o'clock P.M., and duly recorded in Vol. M90  
of Deeds on Page 18769

Evelyn Biehn, County Clerk

FEE \$33.00

By Pauline Mulholland