

20890

DEED

Vol. m90 Page 19813

DORREN P. PHIPPS, Grantor, releases and quitclaims unto Frederick L. Carlile, or the current owner of record, Grantee, all right, title and interest in and to the following described real property:

A tract of land situated in Government Lot 2 (referred to as the N1/2 SW1/4 NE1/4 by Volume M78 Page 14501 of the Klamath County Deed Records) Section 1, T40S, R9EWM, Klamath County, Oregon, more particularly described as follows:

Beginning at a 5/8" iron pin with Tru-Line Surveying plastic cap on the Northeasterly right of way line of the Lower Klamath Lake Highway, from which the NE 1/16 corner of said Section 1 bears N 38 degrees 39' 30" W 663.77 feet and N89 degrees 56' 19" E 1232.15 feet; thence S38 degrees 39' 30" E, along said highway right of way, 180.69 feet to a 5/8" iron pin with Tru-Line Surveying plastic cap marking the southwesterly corner of that tract of land described in said Volume M78 Page 14501; thence N 39 degrees 56' 19" E, along the South boundary of said tract, 310.00 feet to a 5/8" iron pin with Tru-Line Surveying plastic cap; thence N 56 degrees 57' 16" W 395.19 feet to a 5/8" iron pin with Tru-Line Surveying plastic cap; thence S 50 degrees 47' 37" W 118.23 feet to the point of beginning, containing 1.01 acres and with bearings based on Midland Hills Estates subdivision.

Dorren P. Phipps, Grantor, releases and quitclaims unto Ronald G. Wilson and Denise R. Williams, or the current owner of record, Grantees, all right, title and interest in and to the following described real property, to-wit:

All of the NE1/4 NE1/4 of Section 1, Township 40 South, Range 8 east of the Willamette Meridian, in the County of Klamath, State of Oregon, EXCEPTING THEREFROM that parcel of land described as follows: Beginning at the Southwest corner of the NE1/4 NE1/4 of Section 1, said point also being the Southeast corner of Lot 4, Block 3, MIDLAND HILLS ESTATES thence North 00 degrees 09' 00" West along the West line of said NE1/4 NE1/4, a distance of 360 feet to the North boundary line of Leach Drive; thence East parallel with the South line of the said NE1/4 NE1/4, a distance of 610 feet; thence South parallel with the West line of the said NE1/4 NE1/4, a distance of 200 feet to the South line of the NE1/4 NE1/4; thence West along the said South line, a distance of 610 feet to the point of beginning.

This deed is made to clear the Grantees' respective titles to the above said land.

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 planning department to verify approved uses.

Dorren P. Phipps
Dorren P. Phipps

STATE OF OREGON, County of (Klamath) ss.

October 1, 1990, personally appeared the above named Dorren P. Phipps who acknowledged the foregoing instrument to be her voluntary act and deed. BEFORE ME:

PEGGY R. REYNOLDS
NOTARY PUBLIC - OREGON

Peggy R. Reynolds
Notary Public for Oregon

My commission expires: 12-5-92

After recording return to: Dorren Phipps, P.O. Box 39, Midland, OR 97634.

Mail tax statements to: Dorren Phipps, P.O. Box 39, Midland, OR 97634
STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Oct 1 1990 at 12:23 o'clock P.M. and duly recorded in Vol. M90
of 1 Deeds on Page 19813

Evelyn Biehn - County Clerk

By Pauline Mullins

FEE \$28.00