

21330

Vol. m90 Page 20555#01035599
WARRANTY DEED

AFTER RECORDING RETURN TO:

GARY B. LIVINGSTON
43770 So. Pac Valley Rd.
Klamath Falls, OR 97603UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVEVIRGINIA FIEGL, hereinafter called GRANTOR(S), convey(s) to GARY
B. LIVINGSTON, 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." * *GLF*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) As disclosed by the tax roll the
premises herein described have been zoned or classified for farm
use. At any time that said land is disqualified for such use,
the property may be subject to additional taxes or penalties and
interest. 3) Rights of the public in and to any portion of the
herein described premises lying within the boundaries of roads
or highways. 4) Regulations, including levies, assessments,
water and irrigation rights and easements for ditches and
canals, of Klamath Irrigation District. 5) Conditions and
Restrictions in Deed recorded January 18, 1935 in Book 106 on
page 636. 6) Conditions and Restrictions in Deed recorded March
12, 1948 in Book 218 on page 95. 7) Easement, including the
terms and provisions thereof recorded June 11, 1962 in Book 338
on page 192. 8) Mortgage recorded July 27, 1961 in Book 204 on
page 588.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
\$175,000.00.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 5th day of October 1990.*Virginia Fiegl*
VIRGINIA FIEGL

STATE OF OREGON, County of Klamath)ss.

On October 10, 1990, personally appeared the above named
VIRGINIA FIEGL and acknowledged the foregoing instrument to be
her voluntary act and deed.

Notary Public for Oregon

My Commission Expires: March 27, 1993

EXHIBIT "A"

Lots 1, 8 and 9, Section 3, and Lot 13, Section 2, Township 40 South, Range 11 East of the Willamette Meridian, in the County of Klamath, State of Oregon, and a portion of Lots 4, 5 and 12, Section 2, said Township and Range, being described as follows:

Beginning at a point on the North line of Government Lot 4, said Section 2, Township 40 South, Range 11 East of the Willamette Meridian, in the County of Klamath, State of Oregon, which bears West along the North line of said Section 2 a distance of 2356.4 feet from the Northeast corner of Government Lot 3 in said Section 2, said point being the Northwest corner of tract described in Deed from Melvin D. Fiegi, et ux., to Ben F. Smith, Inc., dated March 29, 1973, recorded March 30, 1973 in Book M-73 at Page 3700, Microfilm Records of Klamath County, Oregon; thence South 40.7 feet; thence West 50.0 feet; thence South 613.0 feet; thence East 537.0 feet; thence Southeasterly in a straight line 1008.0 feet, more or less, to the most Westerly point of tract described as Parcel 3 in Deed from Millet Ranch to Ben F. Smith, Inc., dated June 27, 1972, recorded July 7, 1972 in Book M-72 at Page 7365, Microfilm Records of Klamath County, Oregon; thence South 01 degrees 40' East a distance of 824.2 feet to a point; thence North 88 degrees 45' East along the Southerly boundary of said parcel to the Northwest corner of that parcel described in Book 357 at Page 539, Deed Records of Klamath County, Oregon, said point being on the West line of Government Lot 11 and the East line of Government Lot 12; thence South along said boundary line of Lots 11 and 12 to the Southeast corner of Lot 12; thence West to the West line of said Section 2; thence North along said West line to the North line of said Section 2; thence East along said North line to the point of beginning.

SAVING AND EXCEPTING a parcel of land situated in Government Lots 5, 12 and 13 in Section 2, Government Lots 8 and 9, Section 3, Township 40 South, Range 11 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the North 1/16 corner common to said Sections 2 and 3; thence North 1365.49 feet to a 1/2 inch pipe described in Volume 2 at Page 182 of the Klamath County Road Records; thence North 1350.00 feet to the true point of beginning of this description; thence West 1367 feet, more or less, to the West line of said Government Lot 8; thence Southerly along the Westerly line of said Government Lots 8 and 9, 1359.01 feet to a point in the center line of Schaupp Road; thence North 89 degrees 37' 20" East 1360.07 feet to said 1/2 inch pipe; thence South 1365.49 feet to said North 1/16 corner; thence South 89 degrees 04' 22" East along the centerline of Bedford Road as constructed, 1297.4 feet, more or less, to the East line of said Government Lot 13; thence Northerly, along the East line of said

Continued on next page

EXHIBIT "A" CONTINUED

Government lots 13, 12 and 11, 2736.50 feet to a point; thence
West 1279.00 feet to the true point of beginning.

EXCEPTING THEREFROM that portion lying within the boundaries of
South Bee Valley Road.

CODE 236 MAP 4011 200 TL 300
CODE 236 MAP 4011 300 TL 100

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 10th day
of Oct. A.D. 19 90 at 3:44 o'clock P.M., and duly recorded in Vol. M90
of of Dated: on Page 20555

Evelyn Biehn - County Clerk

By

Pauline Muelandara

FILE

\$33.00