



21409

Spencer  
TITLE & ESCROW, INC.#01835691  
WARRANTY DEEDVol. m90 Page 20682

AFTER RECORDING RETURN TO:  
Mr. and Mrs. Farrell T. Cummings  
Mr. and Mrs. Michael D. Hargan  
c/o 2151 Eberlein Ave.  
Klamath Falls, OR 97601

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

GORDON GENE CULVER and SHARON D. CULVER, husband and wife,  
hereinafter called GRANTOR(S), convey(s) to FARRELL T. CUMMINGS  
AND CHERYL L. CUMMINGS, husband and wife, as to an undivided  
one-half interest and MICHAEL D. HARGAN and JOANNE M. HARGAN,  
husband and wife, as to an undivided one-half interest,  
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) Taxes for the  
fiscal year 1990-'91 & 1991 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 any to any portion of the herein described premises  
lying within the boundaries of roads or highways. 4) Right,  
title or interest of the public including governmental bodies in  
and to that portion of said premises lying below the ordinary  
high water line of Lost River and public rights of fishing and  
recreation in and to the shoreline of said river. 5) Rules,  
regulations and statutory powers of Klamath Irrigation District  
and Klamath Basin Improvement District..

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  
\$88,000.00.

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 3rd day of October, 1990.

GORDON GENE CULVER

SHARON D. CULVER

STATE OF OREGON, County of Klamath) s.

On October 12, 1990, personally appeared the above named GORDON  
GENE CULVER and SHARON D. CULVER acknowledged the foregoing  
instrument to be their voluntary act and deed.

Before me,   
Notary Public for Oregon  
My Commission Expires March 22, 1993.

50 OCT 12 PM 3 39

SERIES

CO. 15 20683

EXHIBIT "A"

A tract of land situated in the SE 1/4 of Section 21, Township 39 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon; more particularly described as follows:

Beginning at a point on the South line of said Section 21, South 89 degrees 54' 41" East 1604.50 feet from the South quarter corner of said Section 21; thence North 01 degrees 29' 30" East 31.43 feet to the Southeast corner of Deed Volume 353 at Page 265, as recorded in the Klamath County Deed Records; thence continuing North 01 degrees 29' 30" East 535.28 feet to the Northeast corner of said Deed Volume; thence South 84 degrees 27' 30" West 366.00 feet to the Northwest corner of said Deed Volume; thence North 00 degrees 03' 30" East 1370 feet, more or less, to the Southerly bank of Lost River; thence Easterly along said Bank 1280 feet, more or less, to the Westerly boundary of River Ranch Estates, a duly recorded subdivision and the center line of a drain ditch; thence Southerly along said boundary and drain ditch 1830 feet, more or less, to the South line of said Section 21; thence North 89 degrees 54' 41" West 586.55 feet to the point of beginning.

EXCEPTING the Southerly 30.00 feet Deeded to Klamath County by Deed Volume 157 at Page 320, as recorded in the Klamath County Deed Records, with bearings based on a solar observation.

TOGETHER WITH a 60 foot easement whose Easterly line is described as follows:

Beginning at a point South 89 degrees 54' 41" East 1254.50 feet and North 00 degrees 03' 30" East 30.00 feet, from the South quarter corner of Section 21, Township 39 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon, said point being on the Northerly right of way line of the County Road; thence North 00 degrees 03' 30" East, along the Southerly extension of the Westerly line of that tract of land described in said Book 353 at Page 265 and along said Westerly line and its Northerly extension 599.71 feet, as disclosed by Deed recorded May 23, 1978 in Book M-78 at Page 10833.

CO. 164 MAP 3910-2 00 TL 1100

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 12th day of Oct. A.D. 19 90 at 3:39 o'clock PM. and duly recorded in Vol. M90, of Deeds on Page 20682.

Evelyn Biehn - County Clerk

By Pauline Mueller

FILE \$33.00