

21835

WARRANTY DEED—STATUTORY FORM  
INDIVIDUAL GRANTOR

JOHN W. GARRETT and MARIE D. GARRETT, husband and wife. Vol. m 90 Page 21414

Grantor,

conveys and warrants to ROBERT GRAY and DINA HAMPTON, with right of survivorship.

Grantor, the following described real property free of encumbrances except as specifically set forth herein situated in KLANATH County, Oregon, to-wit:  
SEE EXHIBIT A

2408-036(X) 01000 & 01100

(If space insufficient, continue description on reverse side)  
The said property is free from encumbrances except those shown on the reverse side if any.

The true consideration for this conveyance is \$ 42,500.00 (Here comply with the requirements of ORS 93.030)

Dated this 2nd day of August, 19 90

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.

John W. Garrett  
JOHN W. GARRETT

Marie D. Garrett  
MARIE D. GARRETT

STATE OF OREGON, County of Clackamas

This instrument was acknowledged before me on August 2, 1990

by JOHN W. GARRETT AND MARIE D. GARRETT

(Seal)

Notary Public for Oregon—County of Clackamas  
My commission expires 03-06-92

WARRANTY DEED

JOHN W. GARRETT GRANTOR  
DINA HAMPTON GRUTTEE

GRUTTEE'S ADDRESS, ZIP

Allow recording return to:

ROBERT GRAY  
DINA HAMPTON  
P.O. BOX 736  
GILCHRIST, OR 97737

Until a change is requested, all tax statements shall be sent to the following address:  
SAME AS ABOVE

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of } ss.

I certify that the within instrument was received for record on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and recorded in book/reel/volume No. \_\_\_\_\_ on page \_\_\_\_\_ or as fee/file/instrument/microfilm/reception No. \_\_\_\_\_, Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME

TITLE

By \_\_\_\_\_ Deputy

SPACE RESERVED  
FOR  
RECORDER'S USE

90 OCT 24 AM 11 57

21415

1. Taxes for the fiscal year 1990-1991, a lien, ~~due~~ due and payable.

Account No: 2408 03600 01000  
Account No: 2408 03600 01100

Key No: 696526  
Key No: 150605

2. Subject to a 16 foot utility easement centered on line between Lots 1 and 2 of Block 1 as shown on dedicated plat.  
(Affects Parcel 1)

3. Subject to a 20 foot building setback from Pinney Street as shown on dedicated plat.  
(Affects Parcels 1 and 2)

4. Subject to reservations and restrictions as contained in plat dedication, to wit:

"Said Plat subject to following conditions: (1) A 16 foot utility easement along back of all lots; (2) A 16 foot utility easement centered on line between lots 1 and 2 block 1 and lots 1 and 2 block 2; (3) A 20 foot building set-back along each side of Pinney Street; (4) a one (1) foot street plug at East end of Pinney Street which is donated to Klamath County."  
(Affects Parcels 1 and 2)

5. Limited access provisions contained in Deed to the State of Oregon, by and through its State Highway Commission, which provides that no right or easement of right of access to, from or across the State Highway other than expressly therein provided for shall attach to the abutting property.

Recorded: June 12, 1992

Volume: 255, page 186, Deed Records of Klamath County, Oregon

(Affects Parcel 2)

21416

MTC NO: 24054

EXHIBIT "A"  
LEGAL DESCRIPTION

## PARCEL 1:

Beginning at the Southwest corner of Lot 1, Block 1, PINNEY'S ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, said point being a 5/8 inch iron rod; thence North 40 degrees 38' 35" East, 311.99 feet to a 5/8 inch iron rod, being the true point of beginning; thence along the arc of a 485.00 foot radius curve to the left, 192.21 feet to a 5/8 inch iron rod, (the long chord of said curve bears North 29 degrees 17' 23" East, 190.96 feet); thence North 17 degrees 56' 10" East, 197.81 feet to a 5/8 inch iron rod on the North line of said Lot 1; thence South 89 degrees 20' 00" East along said Northline of Lot 1, 286.90 feet to a 5/8 inch iron rod; thence South 00 degrees 39' 00" West, 335.04 feet to a 5/8 inch iron rod; thence along the arc of a 207.78 foot radius curve to the left 96.03 feet to a 5/8 inch iron rod (the long chord of said curve bears South 42 degrees 39' 51" West, 95.18 feet); thence South 39 degrees 21' 15" East 265.84 feet to a 5/8 inch iron rod; thence North 00 degrees 38' 45" East 49.39 feet to a 5/8 inch iron rod; thence South 89 degrees 21' 15" East 107.50 feet to the point of beginning.

Tax Account No: 2408 036DD 01000

## PARCEL 2:

Beginning at the Southwest corner of Lot 1, Block 1, PINNEY'S ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, said point being a 5/8 inch iron rod; thence North 40 degrees 38' 35" East, 311.99 feet to a 5/8 inch iron rod; thence along the arc of a 485.00 foot radius curve to the left, 192.21 feet to a 5/8 inch iron rod, (the long chord of said curve bears North 29 degrees 17' 23" East, 190.96 feet); thence North 17 degrees 56' 10" East, 197.81 feet to a 5/8 inch iron rod on the North line of said Lot 1; thence North 39 degrees 20' 00" West along said North line of Lot 1, 128.97 feet to the Northwest corner of Lot 1, lying on the East line of U.S. Highway 97; thence North 23 degrees 57' East, 32.3 feet along the East line of said Highway 97 to a 5/8 inch iron rod; thence North 21 degrees 45' 21" East along said East line of Highway 97, 431.16 feet to a 5/8 inch iron rod; thence North 18 degrees 48' 08" East, 235.95 feet along said East line of Highway 97, to the point of beginning.

Tax Account No: 2408 036DD 01100  
STATE OF OREGON; COUNTY OF KLAMATH: S.E.

Filed for record at request of Mountain Title Co. the 24th day  
of Oct. A.D. 19 90 at 11:57 o'clock A M., and duly recorded in Vol. M90  
of 11625 on Page 21416

FEE \$38.00

Evelyn Biehn County Clerk

By Pauline Mullendare