

22538

A-27642
-WARRANTY DEED-Vol. m90 Page 22625

JOANNE G. MELVIN and PHYLLIS I. CHRISTENSEN, Grantors, convey
and warrant to RICK ROWE and BEVERLY ROWE, husband and wife, Grantees,
free of all encumbrances, except as specifically set forth herein:

A parcel of land situated in the NE $\frac{1}{4}$ of Section 6,
Township 36 South, Range 13 East of the Willamette
Meridian, Klamath County, Oregon, being more parti-
cularly described as follows: Commencing at a 5/8
inch iron pin marking the Northwest corner of said
Northeast quarter of Section 6; thence N 89° 55' 50"
E along the Northerly line of said Section 6,
400.06 feet to the point of beginning for this des-
cription; thence continuing N 89° 55' 50" E along
said Northerly line, 501.69 feet to a 1/2 inch iron
pin; thence leaving said Section line S 20° 24' 00"
W, 587.97 feet; thence West 296.74 feet to a 1/2
inch iron pin; thence North 550.48 feet to the point
of beginning, containing 5.05 acres more or less

SUBJECT TO: An easement 30.00 feet in width for ingress
and egress for use in common with others on that portion
of the above-described property that abuts on the easement
of the centerline of which is "Exhibit A".

TOGETHER WITH: An Easement 60.00 feet in width for roadway
purposes over that property the centerline of which is
described in "Exhibit A".

and covenant that grantor is the owner of the above-described property
free of all encumbrances, except reservations, restrictions, easements
and rights of way of record and those apparent upon the land; 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 Five
Thousand Five Hundred and NO/100ths (\$5,500.00) DOLLARS.

Until a change is requested, all tax statements shall be
mailed to the following address: SEE BELOW

DATED this 20 day of Dec., 1976.

Joanne G. Melvin

Phyllis I. Christensen

STATE OF CALIFORNIA } ss. DEC 20, 1976.
County of San Bernadino }

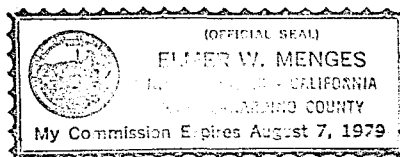
Personally appeared the above-named JOANNE G. MELVIN and
PHYLLIS I. CHRISTENSEN, and acknowledged the foregoing instrument to
be their voluntary act. Before me:

Return & Tax Statements to:

RICK ROWE
2722 Fremontia Drive
San Bernardino CA 92404

WILLIAM P. BRANDSNESS
ATTORNEY AT LAW
411 PINE STREET
KLAMATH FALLS, OREGON 97601

Elmer W. Menges
Notary Public for California
My Commission expires: Aug 7, 1979



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An easement 60.00 feet in width for roadway purposes the centerline of which is more particularly described in the following parts:

Part I

Commencing at the northeast corner of Section 6, T36S, R13E, W. M. Klamath County, Oregon; thence S89°55'50"W along the north line of said Section 6, 328.33 feet to the POINT OF BEGINNING for this part of this description; thence leaving said north section line S20°24'00"W, 788.62 feet; thence S24°55'02"E, 181.39 feet to the beginning of a curve to the right; thence along the arc of a 51.05 feet radius curve to the right (delta = 114°55'02"; long chord = S32°32'29"W, 86.07 feet) 102.38 feet to the end of curve; thence WEST, 118.29 feet; thence S20°24'00"W, 1286.89 feet; thence WEST, 699.25 feet; thence N69°45'49"W, 599.61 feet; thence N20°24'00"E, 2105.45 feet to said north line of Section 6, the terminus of this part of this description.

Part II

Commencing at the northeast corner of said Section 6; thence S00°45'25"W along the east line of said Section 6, 616.71 feet to the POINT OF BEGINNING for this part of this description; thence leaving said east section line WEST, 517.35 feet to the terminus of this part of this description.

Part III

Commencing at the southeast corner of the northeast quarter of said Section 6; thence N00°45'25"E along the east line of said Section 6, 384.84 feet; thence leaving said east section line N76°44'08"W, 495.47 feet to the POINT OF BEGINNING for this part of this description; thence WEST, 595.36 feet to the terminus for this part of this description.

Part IV

Commencing at the southeast corner of the northeast quarter of said Section 6; thence N00°45'25"E along the east line of said Section 6, 894.84 feet; thence leaving said east section line WEST, 435.00 feet to the POINT OF BEGINNING for this part of this description; thence continuing WEST, 501.98 feet to the terminus of this part of this description.

Part V

Commencing at the northwest corner of the northeast quarter of said Section 6; thence S00°00'11"E along the west line of said northeast quarter, 550.00 feet; thence leaving said west quarter section line EAST, 400.03 feet to the POINT OF BEGINNING for this part of this description; thence continuing EAST, 264.73 feet to the terminus of this part of this description.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Co. the 13th day of Nov. A.D., 19 90 at 3:53 o'clock P.M., and duly recorded in Vol. M90 of Deeds on Page 22625.

FEE \$33.00

Evelyn Biehn, County Clerk
By Dorlene M. Anderson