

KLAMATH COUNTY TITLE COMPANY  
22553

Vol. m90 Page 22657

K-42648  
STATUTORY WARRANTY DEED  
(Individual or Corporation)

CHARLES E. SANDNER AND CAROL S. SANDNER

conveys and warrants to EVETHELYN BAXTER, Grantor,  
the following described real property in the County of KLAMATH, Grantee,  
and State of Oregon.

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF

This property is free of liens and encumbrances, EXCEPT:

Subject to reservations and restrictions of record, rights of way, and easements of record and those apparent upon the land, contracts and/or liens for irrigation and/or drainage.

The true consideration for this conveyance is \$ contract fulfillment (Here comply with the requirements of ORS 93.030\*).

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 THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

DATED this 30 day of October 19 90. If a corporate grantor, it has caused its name to be signed by resolution of its board of directors.

Charles E. Sandner  
X CHARLES E. SANDNER

Carol S. Sandner  
X CAROL S. SANDNER

STATE OF OREGON, County of Marion ss.  
The foregoing instrument was acknowledged before me  
this 30 day of October 19 90  
by CHARLES E. SANDNER AND  
CAROL S. SANDNER

CORPORATE ACKNOWLEDGEMENT  
STATE OF OREGON, County of \_\_\_\_\_ ss.  
The foregoing instrument was acknowledged before me  
this \_\_\_\_\_ day of \_\_\_\_\_ 19 \_\_\_\_\_  
by \_\_\_\_\_ and  
of \_\_\_\_\_  
a corporation, on behalf of the corporation.

Miss Nicklaus  
Notary Public for Oregon  
My commission expires: 5/5/93

Notary Public for Oregon  
My commission expires: \_\_\_\_\_

After recording return to:

etc

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

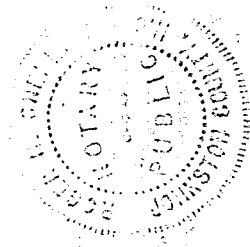
THIS SPACE RESERVED FOR RECORDER'S USE

North Carolina  
WAKE County

I, ROGER N. CHELLEW, a Notary Public for JOHNSTON County and State, do hereby certify that CHARLES E. SANDERS personally appeared before me this day and acknowledged the due execution of the foregoing instrument. Witness my hand and official seal, this the 6th day of NOVEMBER, 1990.

Roger N. Chellew  
Notary Public

My commission expires NOV 2, 1994.



K-41648

DESCRIPTION OF PROPERTY

The following described real property situated in Klamath County, Oregon:

PARCEL 1:

A tract of land in the N $\frac{1}{2}$  of the NE $\frac{1}{4}$  of Section 8, Township 24 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at the Northeast corner of said Section 8; thence N. 89°37'24" W., along the North line of said Section 8, 655.42 feet to the East line of the W $\frac{1}{2}$  of the NE $\frac{1}{4}$  of the NE $\frac{1}{4}$  of said Section 8; thence S. 0°07'44" E., along said East line, 435.35 feet to the true point of beginning; thence continuing along said East line S. 0°07'44" E., 435.35 feet; thence N. 89°41'52" W., 985.01 feet; thence N. 0°00'14" W., 435.98 feet; thence S. 89°39'38" E., 984.06 feet, to the true point of beginning.

Together with a road and utility easement over and across the Southerly 30 feet of the N $\frac{1}{2}$  of the NE $\frac{1}{4}$  of said Section 8 and the Easterly 30 feet of the W $\frac{1}{2}$  of the NE $\frac{1}{4}$  of the NE $\frac{1}{4}$  of said Section 8.

PARCEL 2:

A tract of land in the N $\frac{1}{2}$  of the NE $\frac{1}{4}$  of Section 8, Township 24 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at the Northeast corner of said Section 8; thence N. 89°37'24" W., along the North line of said Section 8, 1638.54 feet; thence S. 0°00'14" E., 435.98 feet to the true point of beginning; thence continuing S. 0°00'14" E., 435.98 feet; thence N. 89°41'52" W., 985.00 feet to the West line of the NE $\frac{1}{4}$  of said Section 8; thence N. 0°07'13" E., along said West line, 436.61 feet; thence S. 89°39'38" E. 984.07 feet to the true point of beginning.

Together with a road and utility easement over and across the Southerly 30 feet and the Westerly 30 feet of the N $\frac{1}{2}$  of the NE $\frac{1}{4}$  of said Section 8.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Co. the 14th day of Nov. A.D., 19 90 at 11:45 o'clock A.M., and duly recorded in Vol. m90, of Deeds on Page 22657.

FEE \$38.00

Evelyn Biehn - County Clerk

By Pauline Mueller