

NE 24266

Vol m92 Page 25750

KNOW ALL MEN BY THESE PRESENTS, That James Mosurak AKA James D. Mosurak

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by James D. Mosurak and Roberta M. Mosurak-husband & wife, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

A parcel of land situated in the SW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a brass bolt on the intersection of the centerline of The Dalles-California Highway and the South line of said Section 1, said point being South 89°56' West a distance of 17.90 feet from the Southwest corner of the SE $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section 1 as shown on Survey No. 590 recorded in the office of the Klamath County Surveyor; thence North 46°09' West along the centerline of said highway a distance of 356.00 feet; thence North 17°48' West a distance of 63.18 feet to the intersection of the Southwesterly bank of the Enterprise Irrigation District canal and the Northeasterly right of way line of said highway; thence North 17°48' West (For continuation of this document, see reverse side of this deed.)

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances.

and that grantor will warrant and forever defend the above granted premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 0.

However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which).

In construing this deed and where the context so requires, the singular includes the plural.

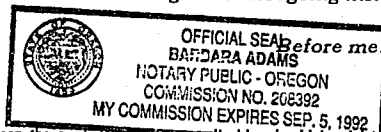
WITNESS grantor's hand this 31 day of Dec, 1990.

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.

STATE OF OREGON, County of Klamath,) ss. DEC 31, 1990.

Personally appeared the above named JAMES D. MOSURAK.

and acknowledged the foregoing instrument to be voluntary act and deed.



Notary Public for Oregon BARBARA ADAMS
My commission expires NOTARY PUBLIC-OREGON

NOTE—The sentence between the symbol ©, if not applicable, should be deleted. See Chapter 462, Oregon Laws 1987, or amendments to the 1987 Special Session.

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

James D. & Roberta M. Mosurak
587 Scarlet Circle
Medford, OR 97504

NAME, ADDRESS, ZIP

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

James D. & Roberta M. Mosurak
587 Scarlet Circle
Medford, OR 97504

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

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

25751

along the right of way line of the canal 358.00 feet to the true point of beginning of the description; thence South 43° 51' West 170.00 feet to the Northeasterly right of way line of the State Highway; thence North 46° 09' West along the highway right of way 110.00 feet; thence North 43° 51' East 209.77 feet to the Southerly right of way line of the irrigation canal; thence South 07° 58' West along the canal right of way 49.08 feet; thence South 17° 48' East along the canal right of way line 92.3 feet to the point of beginning, LESS any land lying inside the State Highway right of way.

Subject, however, to the following:

1. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Enterprise Irrigation District.
2. Limited access in deed to 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 : May 1, 1972 Book: M-72 Page: 4624
 and modified by Indenture of Access
 Recorded : June 7, 1973 Book: M-73 Page: 6987
3. An easement created by instrument, including the terms and provisions thereof,
 Recorded : June 8, 1977 Book: M-77 Page: 9971
 In favor of : Adjoining property owners
 For : Well and Septic Tank use.

The grantee interest in said easement was assigned by instrument
 Dated : June 1, 1977
 Recorded : June 8, 1977 Book: M-77 Page: 9969
 To : Gordon A. Quimby and Sandra D. Quimby

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of James Mosurak
 of Dec. A.D., 19 90 at 3:54 o'clock P.M., and duly recorded in Vol. M90 day
 of Deeds on Page 25750

FEE \$33.00

Evelyn Biehn - County Clerk

By Paula Muelender