

33602

Vol. 1991 Page 16794

K-43424
STATUTORY WARRANTY DEED

KRISTIN JARVIS SCRONEK Grantor, conveys and warrants to JESSE C. LEE, JR. and JANET L. LEE, Trustees of the J.C. and J.L. LEE FAMILY 1988 REVOCABLE TRUST,, Grantee.

The following described real property free of liens and encumbrances, except as specifically set forth herein:

SEE EXHIBIT 'A' ATTACHED HERETO

Account No. Key No. 147754, Key No. 51623

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 AGREEMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

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AUG 22 1991
This property is free of liens and encumbrances, EXCEPT: 1991/92 taxes a lien as of July 1, but not yet payable; The assessment roll and the tax roll disclose that the within described premises were specially assess as Forest Land; Rights of the Federal Government, the State of Oregon, and the general public in any portion of the herein described premises lying below the high water line of Crescent Creek.

The true consideration for this conveyance is \$ 35,000.00

DATED this 20 day of August, 1991.

Kristin Jarvis Scronek
KRISTIN JARVIS SCRONEK

STATE OF OREGON)
) SS
County of Deschutes)

The foregoing instrument was acknowledged before me this 20th day of August, 1991 by KRISTIN JARVIS SCRONEK.

Laurence H. Smith
Notary Public for Oregon
My Commission Expires: 10-10-92

Escrow No. 10709-SP

After Recording Return To:

JESSE C. LEE, JR.
5425 Valhalla Drive
Carmichael, CA 95806

Tax Statements To Be Sent To:

JESSE C. LEE, JR.
same as above

THIS SPACE RESERVED FOR RECORDER'S USE

Order No. K-43424

DESCRIPTION OF PROPERTY

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

A tract of land situated in the SE $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 18, Township 24 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at the Southeast corner of Section 18, Township 24 South, Range 7 East of the Willamette Meridian; thence North along the East line of said Section 18, 560 feet, and the true point of beginning; thence West 365 feet; thence North parallel to the East line of said Section, 476 feet to the center thread of Crescent Creek; thence Northeasterly along said center line to the East line of said Section; thence South along said line, 945 feet, more or less, to the point of beginning.

TOGETHER WITH:

a non-exclusive easement and right of way for ingress and egress to said premises from Pine Creek Loop, a dedicated street, over a strip of land 60 feet in width, the centerline of which is more particularly described as follows:

Beginning at a point on the South line of said Section 18, from which the Southeast corner of said Section 18 bears South 89°08'04" East 840.00 feet; thence from said point of beginning North 01°03'41" East 640.44 feet; thence along the arc of a 125.68 foot radius curve to the left (Delta = 45°21'04"; longchord = North 21°36'51" West 96.90 feet) 99.48 feet; thence along the arc of a 100.00 foot radius curve to the right (Delta = 62°19'30"; longchord = North 13°07'38" West 103.49 feet) 103.78 feet; thence North 18°02'08" East 171.21 feet; thence along the arc of a 200.00 foot radius curve to the left (Delta = 17°43'28"; longchord = North 09°10'23" East 61.62 feet) 61.87 feet; thence North 00°18'40" East 268.72 feet to the Southerly right of way line of Pine Creek Loop road as shown on the official plat of Tract 1052, Crescent Pines. ALSO beginning at a point on the East line of said Section 18, from which the Southeast corner of said Section 18 bears South 01°03'41" West 530.00 feet; thence from said point of beginning North 89°08'04" West 2633.65 feet to a point on the Northsouth centerline of Section 18. ALSO the non-exclusive right to use of the bridge presently installed across Crescent Creek in said easement as part of said easement and right of way.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Co. the 22nd day
of Aug. A.D. 19 91 at 11:28 o'clock A.M. and duly recorded in Vol. M91
of Deeds on Page 16794

FEE \$33.00

Evelyn Biehn, County Clerk

By Raul M. Mulvaney