

34471

WARRANTY DEED

THIS INDENTURE WITNESSETH, that DAVID L. ANTLEY and RHONDA ANTLEY, husband and wife, hereinafter known as grantors, for the consideration hereinafter stated, have bargained and sold, and by these presents do grant, bargain, sell and convey unto WILLIAM R. BROWN and JULIE A. BROWN, husband and wife, grantees, the following described premises, situated in Klamath County, Oregon, to-wit:

As shown on attached Exhibit A.

together with an easement for ingress and egress over the existing driveway lying westerly of the above described property beginning at its intersection with Hill Road and excluding the southerly 100 feet, on the condition that the cost of maintaining the existing driveway to the grantors' property and the grantees' property shall be divided as follows:

1/3 by William R. Brown and Julie A. Brown, or their successor in interest;
2/3 by David L. Antley and Rhonda A. Antley, or their successor in interest.

SUBJECT TO: The premises herein described are within and subject to the statutory powers, including the power of assessment, of Klamath Basin Improvement District.

Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.

An easement created by instrument, subject to the terms and provisions thereof.

Dated: November 11, 1971
Recorded: November 16, 1971
Volume: M71, page 12023, Microfilm Records of Klamath County, Oregon
In favor of: Pacific Power & Light Company
For: Electric transmission and distribution line
(Affects NE 1/4 of the NW 1/4)

Domestic water agreement, subject to the terms and provisions thereof,

Dated: September 22, 1972
Recorded: September 25, 1972
Volume: M72, page 10343, Microfilm Records of Klamath County, Oregon
By and Between: Donald L. Steers and Hazel Fern Steers, husband and wife
and Willie McDonald and Pamela B. McDonald, husband and wife.

Declaration of Domestic Water Well Agreement, subject to the terms and provisions thereof, recorded September 21, 1984 in Volume M84, page 16428, Microfilm Records of Klamath County, Oregon.

Declaration of Irrigation System Agreement, subject to the terms and provisions thereof, recorded September 21, 1984 in Volume M84, page 16431, Microfilm Records of Klamath County, Oregon.

An easement created by instrument, subject to the terms and provisions thereof,

Dated: August 16, 1984
Volume: M84, page 16472, Microfilm Records of Klamath County, Oregon
In favor of: David B. Card and Patricia K. Card

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For: Water well and irrigation purposes

Easements, rights of way and restrictions of record

SUBJECT TO: The following restrictions:

(a) No building shall be constructed on the southerly 110 feet of the above described property.

(b) No mobile homes shall be placed on the above described real property;

(c) No more than 8 livestock animals of any kind shall be allowed on the above described real property

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.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$30,000.00.

TO HAVE AND TO HOLD the said premises with their appurtenances unto the said grantees as an estate by the entirety. And the said grantors do hereby covenant, to and with the said grantees, and their assigns, that they are the owners in fee simple of said premises; that they are free from all incumbrances, and that they will warrant and defend the same from all lawful claims whatsoever, except those above set forth.

IN WITNESS WHEREOF, We have hereunto set our hands and seals this 11th day of September, 1991.

David L. Antley
David L. Antley

Rhonda A. Antley
Rhonda Antley

STATE OF OREGON)
County of Klamath) SS

Personally appeared the above named David L. Antley and Rhonda Antley and acknowledged the foregoing instrument to be their voluntary act and deed. Before me:

Linda S. Clement
Notary Public for Oregon

My Commission Expires: 9-22-94

After recording, return to:

Klamath Falls Title
PO BOX 5270
Klamath Falls, OR 97601

All tax stmts shall be sent to the following name & address:

State of OR

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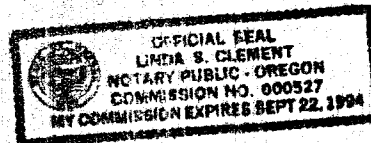


EXHIBIT A
LEGAL DESCRIPTION

A tract of land situated in the NW 1/4 NE 1/4 and the NE 1/4 NW 1/4 of Section 32, Township 39 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the North 1/4 corner of said Section 32; thence South 89 degrees 42' 33" East, along the Section line, 297.90 feet; thence South 00 degrees 13' 45" West 320.00 feet; thence North 89 degrees 42' 33" West 300.00 feet; thence North 32 degrees 39' 54" West 172.16 feet; thence North 00 degrees 10' 04" East 175.00 feet to the North line of said Section 32; thence North 89 degrees 57' 52" East 95.78 feet to the point of beginning with bearings based on Minor Land Partition 22-84 and being Parcel 2 of said survey.

TOGETHER WITH the interest in the domestic water well agreement described in agreement recorded in Volume M84, page 16428, Microfilm Records of Klamath County, Oregon.

ALSO, TOGETHER WITH an 8 foot easement for existing domestic water distribution pipe located along the Northerly portion of the Parcel 2 described in agreement recorded in Volume M84, page 16428 running parallel to Hill Road and a distance of approximately 40 feet South of the centerline of Hill Road to a point which is approximately 30 feet East of the West boundary of Parcel #3, described in agreement recorded in Volume M84, page 16428; thence continuing in a Southerly direction at a distance between 15 and 40 feet East of the Westerly boundary of Parcels 2 and 3 described in Domestic Water Well Agreement recorded in Volume M84, page 16428, a distance of approximately 400 feet South of the centerline of Hill Road; thence Southeasterly approximately 280 feet to the existing well.

TOGETHER WITH the interest in the irrigation system described in the agreement recorded in Volume M84, page 16431, Microfilm Records of Klamath County, Oregon.

ALSO, TOGETHER WITH an 8 foot easement for the existing buried main line irrigation pipe running adjacent to the Westerly boundary of Parcel #3 in the agreement recorded in Volume M84, page 16431 from the Northerly boundary of Parcel #3; thence to a point which is approximately 340 feet South of the centerline of Hill Road and an 8 foot easement for the existing surface main line running parallel with the Northerly boundary of Parcel #3 in the agreement recorded in Volume M84, page 16431 from the South end of the buried main line for a distance of approximately 800 feet.

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

Mountain Title Co

on this 11 day of Nov A.D. 19 91
at 3:46 o'clock P. M. and duly recorded
in Vol. M91 of Deeds Page 18307

Evelyn Biehn County Clerk

By

Audene Mullendore
38.00 Deputy.

Fee.