

36975

## WARRANTY DEED

\*\*\*\*\*

HOWARD BARNHISEL and MAYBELLE E. BARNHISEL, also known as MABEL E. BARNHISEL, husband and wife, Grantors, convey and warrant to HARRY D. BOIVIN and VIVIAN M. BOIVIN, husband and wife, the Grantees, the following described real property, free of all encumbrances, except as specifically set forth herein:

PARCEL A:

A tract of land situated in the SW $\frac{1}{4}$ NW $\frac{1}{4}$  of Section 32, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, and being more particularly described as follows:

Beginning at a chiseled cross on a stone monument buried in the ground, said stone being North 41° East a distance of 1094 feet, more or less, by record from the one-fourth corner common to Sections 31 and 32, Township 38 South, Range 9 East of the Willamette Meridian, and from which stone monument a nail in a tree bears South 33° 53' East a distance of 18.46 feet, the center insulator on an electrical transmission tower bears North 86° 30' West and power pole K 4754 bears North 59° 11' East; thence South 37° 29' 10" East a distance of 206.81 feet to a one-half inch iron pipe set in concrete on the southerly edge of the Barnhisel entrance road, said point being the True Point of Beginning of the description and from which said point a spike in the base of a tree bears North 30° 48' West a distance of 19.40 feet; thence South 07° 10' 00" West a distance of 111.11 feet to a one-half inch iron pipe set in concrete from which the corner of a house foundation bears North 69° 41' East a distance of 18.19 feet and the center of a sewer manhole cover is 30.9 feet distant; thence South 44° 24' 20" West a distance of 164.86 feet to a one half inch iron pipe set in concrete, from which the center of a sewer manhole cover bears North 51° 30' West a distance of 26.55 feet; thence North 55° 27' West 83.00 feet to a one-half inch iron pin; thence North 47° 31' East 267.92 feet to the True Point of Beginning, containing 16.377 square feet together with any land lying between Link River and the Southwesterly end of the above described property and with bearings based on recorded survey number 1276.

PARCEL B:

AN UNDIVIDED ONE-FOURTH INTEREST IN THE FOLLOWING DESCRIBED REAL PROPERTY:

A private road right-of-way situated in the SW $\frac{1}{4}$ NW $\frac{1}{4}$  of Section 32, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, and being more particularly described as follows:

Beginning at a chiseled cross on a stone monument buried in the ground, said stone being North 41° East a distance of 1094 feet, more or less, by record from the one-fourth corner common to Sections 31 and 32, Township 38, South, Range 9 East of the Willamette Meridian, and from which stone monument a nail in a tree bears

25 2 PH 2 25

The true and actual consideration received by Grantors for this conveyance is

\$ 8,000.00.

X Dated this 22 day of May, 1991.

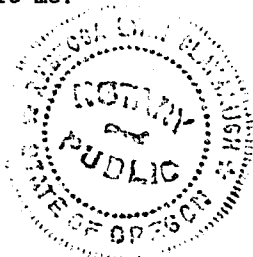
X [Signature]  
John T. Bowers

X [Signature]  
Darlene M. Bowers

STATE OF OREGON, County of Klamath

May 22, 1991. Personally appeared the above named John T. Bowers and Darlene M. Bowers, who acknowledged the foregoing instrument to be their voluntary act.

Before me:



Rebecca Lynn Claybaugh  
Notary Public for Oregon

My Commission expires 1-1-94

4-16-91  
Page 2 - WD  
ael/CLA

RETURN TO  
OREGON STATE HIGHWAY DIVISION  
KLAMATH COUNTY PUBLIC WORKS  
VETERANS MEMORIAL BLDG  
334 MAIN STREET  
KLAMATH FALLS, OR

STATE OF OREGON, ss.  
County of Klamath

Filed for record at request of:

Klamath County  
on this 5th day of Nov. A.D. 19 91  
at 11:45 o'clock A.M. and duly recorded  
in Vol. M91 of Deeds Page 23158.  
Evelyn Biehn County Clerk  
By Pauline Mullendore  
Deputy.

Fee. none