

38002



Vol. 1791 Page 24992

#01037808
WARRANTY DEED

AFTER RECORDING RETURN TO:
JOHN A. DODSON
DOROTHY DODSON

18881 Harpold Road
Malin, OR 97632

UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVE

ROBERT J. KOEHN hereinafter called GRANTOR(S), convey(s) to JOHN
A. DODSON and DOROTHY DODSON, husband and wife hereinafter
called GRANTEE(S), all that real property situated in the County
of Klamath, State of Oregon, described as:

SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND BY
THIS REFERENCE MADE A PART HEREOF AS THOUGH FULLY SET FORTH
HEREIN.

"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." *J.A.D. D.H.D. 800*

and covenant(s) that grantor is the owner of the above described
property free of all encumbrances except covenants, conditions,
restrictions, reservations, rights, rights of way and easements
of record, if any, and apparent upon the land,

and will warrant and defend the same against all persons who may
lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is
\$230,000.00.

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

IN WITNESS WHEREOF, the grantor has executed this instrument
this 26th day of NOVEMBER 1991.

Robert J. Koehn
ROBERT J. KOEHN

STATE OF OREGON, County of Klamath ss.

November 27, 1991.

Personally appeared the above named ROBERT J. KOEHN and
acknowledged the foregoing instrument to be HIS voluntary act
and deed.

Before me, *Dorlene Y. Addington*
Notary Public for OREGON
My Commission Expires: MARCH 22, 1993
ma n.p.

64 01 10 02 NOV 1991

PARCEL 1:

The NE 1/4 SW 1/4 and all that portion of the NW 1/4 SW 1/4 lying North of the Shasta View Canal in Section 32, Township 40 South, Range 12 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

LESS AND EXCEPT any portion lying within the following described property:

A tract of land located in the NW 1/4 of the SW 1/4 of Section 32, Township 40 South, Range 12 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Commencing at the Southeast corner of the NW 1/4 of the SW 1/4 of said Section 32; thence North, along the East boundary said NW 1/4 of the SW 1/4 to the High Line Canal of the Shasta View Irrigation District for the true point of beginning; thence North, along the East boundary of the NW 1/4 of the SW 1/4 of said Section, 245.00 feet; thence West, parallel with the North boundary of the NW 1/4 of the SW 1/4 of said Section, 590 feet to the High Line Canal of the Shasta View Irrigation District; thence Southeasterly, along said canal to the true point of beginning.

PARCEL 2:

A tract of land in Section 31, Township 40 South, Range 12 East of the Willamette Meridian, in the County of Klamath, State of Oregon, and being more particularly described as follows:

All that part of the E 1/2 of the SE 1/4 of Section 31, Township 40 South, Range 12 East of the Willamette Meridian, lying East of the Poe Valley-Malin County Road as now located and constructed across said property; EXCEPTING THEREFROM the following described parcel of land:

Beginning at the intersection of the Easterly right of way line of the Poe Valley-Malin Road and the section line common to Sections 31 and 32, Township 40 South, Range 12 East of the Willamette Meridian, which point lies 230.5 feet North of the Southeast corner of said Section 31; thence North along said section line 308 feet to an iron spike; thence North 79 degrees 30' West 168 feet to an iron spike on the said Easterly right of way line; thence Southeasterly along said right of way line 378 feet, more or less, to the point of beginning.

EXHIBIT "A" CONTINUED

24994

ALSO LESS AND EXCEPTING THEREFROM the following described parcel of land:

A portion of the E 1/2 SE 1/4 Section 31, Township 40 South, Range 12 East of the Willamette Meridian, lying East of the Poe Valley-Malin County Road and more particularly described as follows:

Beginning at the intersection of the Easterly right of way line of the Poe Valley-Malin Road and the section line common to Sections 31 and 32, Township 40 South, Range 12 East of the Willamette Meridian, which point lies 230.5 feet North of the Southeast corner of said Section 31; thence North along said section line 308 feet to an iron spike to the point of beginning; thence North along said section line 1,232 feet to a point; thence West 870 feet more or less to a point on the Easterly right of way line of the Poe Valley-Malin Road; thence Southeasterly along the Poe Valley-Malin Road 1,375 feet more or less to a point; thence East 168 feet more or less to the point of beginning.

PARCEL 3:

A tract of land located in the NW 1/4 of the SW 1/4 of Section 32, Township 40 South, Range 12 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Commencing at the Southeast corner of the NW 1/4 of the SW 1/4 of said Section 32; thence North, along the East boundary of the NW 1/4 of the SW 1/4 to the High Line Canal of the Shasta View Irrigation District; thence North, along the East boundary of the NW 1/4 of the SW 1/4 of said Section, 245.00 feet; thence West, parallel with the North boundary of the NW 1/4 of the SW 1/4 of said Section, 590 feet to the High Line Canal of the Shasta View Irrigation District for the true point of beginning of this description; thence West, parallel with the North boundary of the NW 1/4 of the SW 1/4 of said Section 32, to the West boundary of said Section 32; thence North, along the West boundary of Section 32 to the High Line Canal of the Shasta View Irrigation District; thence Southeasterly, along said canal to the true point of beginning.

CODE 16 MAP 4012-3100 TL 500
CODE 16 MAP 4012-3200 TL 1300
CODE 16 MAP 4012-3200 TL 1400

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title
of November 91 A.D., 1991 at 10:49 o'clock A. M., and duly recorded in Vol. M91 day
of Deeds on Page 24992
By Evelyn Biehn County Clerk
Bernetha J. Hetch

FEE \$38.00