A3866 27723 WARRA KNOW ALL MEN BY THESE PRESENTS, That				
SHIRLEY A. PETERSON	air aftar stated to arout	or noid by		
reinafter called the grantor, for the consideration here TODD ENGELBRECHT and JENNIFER ADDY Or the			, hereinafter call	ed
e grantee, does hereby grant, bargain, sell and convey un e certain real property, with the tenements, hereditam tuated in the County of <u>KLAMATH</u> and Sta	nto the sala graniee and some solution and appurtences	thereunto below		ns, 1g,
SEE ATTACHED LEGAL DESCRIPTION				
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MOUNTAIN T	TITE COMI	PANY		
"This instrument will not allow use of the property of aws and regulations. Before signing or accepting this in heck with the appropriate city or county planning dep	described in this instrum nstrument, the person ac partment to verify appro	nent in violation cquiring fee title oved uses."	, <b>10 000 F - F</b> - 1 <b>9</b> - 10	us puli
To Have and to Hold the same unto the said gran And said grantor hereby covenants to and with said g	ονπηίες απά γταπιέες πει	13, SHELEBOOID A	ata acerane,	ntc
s lawfully seized in fee simple and the above granted record and those apparent upon the land	i. if any. as the	date of this	s deed and	۶L
in a set former defend the said premi	ses and every part and	parcel thereof a	gainst the lawful clu	
grantor will warrant and forever defend the said premu and demands of all persons whomsoever, except those	claiming under the ab	ove described e	ncumbrences00	
The true and actual consideration paid for this to				
NERVER ARE FRANKLARD AND AND AND AND AND AND AND AND AND AN	A LEAN AGE AND	NX POODAPPIK	ADA, NORABOLIS	æ.
In construing this deed and where the context so changes shall be implied to make the provisions hered	requires, the singular i	nctuaes the plu	individuale	***
changes shall be implied to make the provisions nered			T Inuivianis.	
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## EXHIBIT "A" LEGAL DESCRIPTION

A tract of land situated in NE 1/4 of NE 1/4 of Section 10, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at an iron pin which lies North 89 degrees 40' East along the 40 line a distance of 780.0 feet and North 1 degree 02' West a distance of 533.4 feet from the iron pin which marks the intersection of 4th Avenue and 4th Street of Altamont Acress, which point of intersection is also the Southwest corner of the NE 1/4 NE 1/4 of Section 10, Township 39 South, Range 9, East of the Willamette Meridian and running thence North 89 degrees 40' East a distance of 210.5 feet to an iron pin which lies on the Westerly right of way line of the U.S.R.S Drain Ditch; thence North 4 degrees 22' West along said Westerly right of way line of the U.S.R.S Drain ditch a distance of 85 feet to an iron pin; thence continuing North 30 degrees 38' West along said right of way line a distance of 382.4 feet to an iron pin which marks the intersection of the Westerly right of way line of the U.S.R.S. Drain and the Southerly right of way of a 60 foot road; thence South 89 degrees 40' West along the Southerly line of a 60 foot road a distance of 16.9 feet to an iron pin which lies on the Easterly right of way line of Derby Street; thence South 1 degree 02' East along the Easterly right of way line of Derby Street a distance of 415 feet, more or less, to the point of beginning, said tract being the NE 1/4 NE 1/4 of Section 10, Township 39 South, Range 9 East of the Willamette Meridian.

EXCEPTING THEREFROM a tract of land situated in the NE 1/4 NE 1/4 of Section 10, Township 39 South, Range 9 East of the Willamette Meridian, in the Klamath County, State of Oregon, more particularly described as follows:

Beginning at an iron pin which lies North 89 degrees 40' East along the 40 line a distance of 780.0 feet and North 1 degree 02' West a distance of 707.21 feet from the iron pin which marks the intersection of 4th Avenue and 4th Street of Altamont Acress, which point of intersection is also the Southwest corner of the NE 1/4 NE 1/4 of Section 10, Township 39 South, Range 9, East of the Willamette Meridian and running thence North 89 degrees 41' 13" East a distance of 154.90 feet to an iron pin which lies on the Westerly right of way line of the U.S.R.S Drain Ditch; thence North 30 degrees 36' 47" West along said Westerly right of way line of the U.S.R.S Drain Ditch a distance of 279.79 feet to an iron pin which marks the intersection of the Westerly right of way line of the U.S.R.S. Drain and the Southerly line of a 60 foot road; thence South 89 degrees 41" 13" West along the Southerly right of way line of the 60 foot road a distance of 16.90 feet to an iron pin which lies on the Easterly right of way of Derby Street; thence South 01 degree 03' 56" East along the Easterly right of way line of Derby Street a distance of 241.60 feet, (continued)

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(Legal description continued) more or less, to the point of beginning, said tract being in the NE 1/4 NE 1/4 of Section 10, Township 39 South, Range 9 East of the Willamette Meridian, with bearings based on Minor Land Partition No. 81-6.

EXCEPTING THEREFROM a tract of land situated in the NE 1/4 of NE 1/4 of Section 10, Township 39 South, Range 9 East of the Willamette Meridian, in the Klamath County, State of Oregon, more particularly described as follows:

Beginning at an iron pin which lies North 89 degrees 40' East along the 40 line a distance of 780.0 feet and North 1 degree 02' West a distance of 426.8 feet from the iron pin which marks the intersection of 4th Avenue and 4th Street of Altamont Acres, which point of intersection is also the Southwest corner of the NE 1/4 of NE 1/4 of Section 10, Township 39 South, Range 9, East of the Willamette Meridian and running thence North 89 degrees 41' 13" East a distance of 216.7 feet to an iron pin which lies on the Westerly right of way line of the U.S.R.S Drain Ditch; thence North 04 degrees 20' 47" West 170.41 feet to the true point of beginning; thence continuing North 04 degrees 20' 47" West 21.02 feet to a point; thence North 30 degrees 36' 47" West 103.10 feet to a point; thence South 89 degrees 41' 13" West 154.90 feet; thence South 01 degree 03' 56" East 110 feet to a point; thence North 89 degrees 41' 13" East 206.95 feet to the point of beginning with bearings based on Minor Land Partition No. 81-6.

(end of legal description)

## STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of	Mountain Title Co.	the22nd day
of April A.D., 19 92	at o'clockP_M., and du	uly recorded in Vol. <u>M92</u> ,
of	Deeds on Page _8659	
	Evelyn Biehn	County Clerk
FEE \$ 40.00	By Doules	e Mullendore