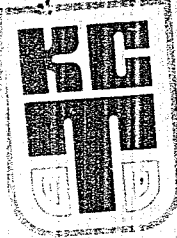


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Vol 93 Page 5397



KLAMATH COUNTY TITLE COMPANY

K-43064

# STATUTORY WARRANTY DEED (Individual or Corporation)

JACK MELVIN BAKER AND LYNDA MARIE BAKER,

Grantor,

BRUCE L. DURANT AND TRUDIE D. DURANT, HUSBAND AND WIFE,

Grantee,

conveys and warrants to the following described real property in the County of KLAMATH and State of Oregon.

SEE ATTACHED EXHIBIT "A"

This property is free of liens and encumbrances, EXCEPT:

SUBJECT TO:  
RESERVATIONS AND RESTRICTIONS OF RECORD, RIGHTS OF WAY, AND EASEMENTS OF RECORD  
AND THOSE APPARENT UPON THE LAND, CONTRACTS AND/OR LIENS FOR IRRIGATION AND/OR  
DRAINAGE.

The true consideration for this conveyance is \$ 30,000.00 (Here comply with the requirements of ORS 93.030\*).

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 THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

DATED this 15th day of March 19 93 If a corporate grantor, it has caused its name to be signed by resolution of its board of directors.

JACK MELVIN BAKER

LYNDA MARIE BAKER

STATE OF OREGON, County of Klamath ss.

The foregoing instrument was acknowledged before me  
this 15th day of March 19 93  
by JACK MELVIN BAKER AND  
LYNDA MARIE BAKER

CORPORATE ACKNOWLEDGEMENT  
STATE OF OREGON, County of \_\_\_\_\_ ss.  
The foregoing instrument was acknowledged before me  
this \_\_\_\_\_ day of \_\_\_\_\_ 19 \_\_\_\_\_ and  
by \_\_\_\_\_

Debra Buckingham  
Notary Public for Oregon  
My commission expires: 12-19-93



OFFICIAL SEAL  
DEBRA BUCKINGHAM  
NOTARY PUBLIC, OREGON  
COMMISSION NO. 020140  
MY COMMISSION EXPIRES DEC. 19, 1993  
Notary Public for Oregon  
My commission expires:

After recording return to:

Mr. & Mrs. Bruce L. Durant  
5358 Eastwood Dr.  
Klamath Falls, Oregon 97603  
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:

Mr. & Mrs. Bruce L. Durant  
5358 Eastwood Dr.  
Klamath Falls, Oregon 97603

THIS SPACE RESERVED FOR RECORDER'S USE

## EXHIBIT "A"

DESCRIPTION OF PROPERTY

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

A tract of land located within, and being a part of, the E $\frac{1}{2}$  of the SE $\frac{1}{4}$  of Section 15 and the SW $\frac{1}{4}$  of Section 14, all in Township 38 South, Range 9 East of the Willamette Base and Meridian, Klamath County, Oregon, said tract being more particularly described as follows:

Beginning at the section corner common to Sections 14, 15, 22 and 23, Township 38 South, Range 9 East of the Willamette Base and Meridian; thence N. 28°07'05" W., a distance of 1500.00 feet to the North boundary of the SE $\frac{1}{4}$  of the SE $\frac{1}{4}$  of Section 15; thence N. 46°08'22" E., a distance of 950.00 feet to the section line common to Sections 15 and 14; thence S. 60°26'26" E., a distance of 1310.41 feet to the North boundary of the S $\frac{1}{2}$  of the SW $\frac{1}{4}$  of Section 14; thence N. 89°17'08" E. along said boundary a distance of 850.00 feet to a point on same which is distant 660.00 feet from the Northeast corner of the S $\frac{1}{2}$  of the SW $\frac{1}{4}$  of said Section 14; thence S. 1°44'37" E., parallel with the East boundary of the W $\frac{1}{2}$  of Section 14, a distance of 1319.58 feet to the South boundary of Section 14; thence S. 89°14'34" W., along same, a distance of 2008.25 feet, more or less, to the point of beginning.

EXCEPT the following described tract referred to as the Rifle Range Area located within, and being a part of the E $\frac{1}{2}$  of Section 15 and SW $\frac{1}{4}$  of Section 14, all in Township 38 South Range 9 East of the Willamette Meridian, Klamath County, Oregon:

Beginning at the section corner common to Sections 14, 15, 22 and 23, Township 38 South, Range 9 East of the Willamette Base and Meridian; thence N. 0°38'06" W., along the boundary common to aforesaid Sections 14 and 15, a distance of 792.02 feet; thence N. 42°22' W., 256.73 feet; thence N. 28°40'30" W., 207.87 feet; thence N. 61°15' W., 237.60 feet; thence N. 34°35'30" E., 615.18 feet; thence N. 47°51'17" E., 130.78 feet; thence S. 46°36'44" E., 2097.90 feet; thence S. 0°48'40" E., a distance of 411.75 feet to the South boundary of aforesaid Section 14; thence S. 89°14'34" W., along said boundary a distance of 1486.99 feet, more or less, to the point of beginning.

AND EXCEPT a tract of real property generally known as the Water Storage Area in the SE $\frac{1}{4}$  of the SE $\frac{1}{4}$  of Section 15, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, and being more particularly described as follows:

Beginning at the section corner common to Sections 14, 15, 22 and 23, Township 38 South, Range 9 East of the Willamette Base and Meridian; thence N. 0°38'06" W., along the boundary common to Sections 14 and 15, a distance of 792.02 feet; thence N. 42°22' W., a distance of 256.73 feet to the true point of beginning of this description; thence N. 28°40'30" W., 207.87 feet; thence N. 61°15' W., 172.93 feet; thence S. 9°08' W., 185.69 feet; thence S. 73°40'51" E., a distance of 292.61 feet to the true point of beginning.

## Page 2 of Description

TOGETHER with the perpetual right of joint use of the road providing access, said access roadway being a strip not to exceed 40 feet in width. 141.20 feet on each side of the following described centerline:

Beginning at the Southeast corner of Section 15, Township 38 South, Range 9 East of the Willamette Base and Meridian; thence N. 89°57'09" W., along the South boundary of said Section 15 a distance of 1552.84 feet to the centerline of the Old Fort Road as now located and constructed, thence following the aforesaid centerline northward on the following courses: (1) along the arc of a 7.007° curve to the right a distance of 428.15 feet; (2) along the arc of a 3.997° curve to the left a distance of 353.98 feet; (3) N. 21°35' E., 210.76 feet; (4) along the arc of a 10.00° curve to the left a distance of 397.83 feet; and N. 18°12' W., a distance of 485.01 feet to the centerline of an existing road intersection from the Northeast; and being the true point of beginning of this description, thence leaving the Old Fort Road and following the centerline of said intersecting road on the following courses; (1) along the arc of a 41.00° curve to the right a distance of 97.15 feet; (2) N. 21°38' E., 517.04 feet; (3) along the arc of a 29.00° curve to the right a distance of 440.59 feet; (4) S. 30°36' E., 106.86 feet; (5) along the arc of a 13.00° curve to the left a distance of 406.28 feet; (6) S. 83°25' E. 82.39 feet and (7) along the arc of a 30.00° curve to the right a distance of 393.39 feet, more or less to the boundary of the Rifle Range Area.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Co the 16th day  
of March A.D., 19 93 at 10:34 o'clock A M., and duly recorded in Vol. M93  
of Deeds on Page 5397

Evelyn Biehn - County Clerk

By DeeLene Mulvaney

FEE \$40.00