

59263

WARRANTY DEED—STATUTORY FORM  
INDIVIDUAL GRANTOR

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JOHN W. GARRETT AND MARIE D. GARRETT, as tenants by the entirety, Grantor,  
conveys and warrants to CALVIN L. GRANGER AND LORRAINE L. GRANGER, husband and wife

Grantee, the following described real property free of encumbrances  
except as specifically set forth herein situated in KLAMATH County, Oregon, to-wit:

SEE EXHIBIT A

TAX ACCT NO. 103 2408 36DD, 1000 &amp; 1100

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

The property is free from encumbrances except **THOSE SHOWN ON THE REVERSE SIDE IF ANY**

The true consideration for this conveyance is \$ 25,000.00 (Here comply with the requirements of ORS 93.030)

Dated this 22nd day of March, 1993

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.

STATE OF OREGON, County of CLATSOP ssThis instrument was acknowledged before me on March 22, 1993

by JOHN W. GARRETT MARIE D. GARRETT



OFFICIAL SEAL  
KRISTY R. SHARP  
NOTARY PUBLIC-OREGON  
COMMISSION NO. 012392  
MY COMMISSION EXPIRES JAN. 14, 1996

JOHN W. GARRETT

MARIE D. GARRETT

Kristy R. Sharp  
Notary Public for Oregon  
My commission expires 01-14-96

## WARRANTY DEED

JOHN W. GARRETT  
CALVIN L. GRANGER

GRANTOR

GRANTEE

GRANTEE'S ADDRESS, ZIP

After recording return to:

CALVIN L. GRANGER  
LORRAINE L. GRANGER  
881 KEITH AVE.  
MEDFORD, OR 97504

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

SAME AS ABOVE S11952CN

NAME, ADDRESS, ZIP

SPACE RESERVED  
FOR  
RECORDER'S USE

## STATE OF OREGON,

County of CLATSOP ss

I certify that the within instrument was received for record on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and recorded in book/reel/volume No. \_\_\_\_\_ on page \_\_\_\_\_ or as fee/file/instrument/microfilm/reception No. \_\_\_\_\_, Record of Deeds of said County.

Witness my hand and seal of County affixed.

By \_\_\_\_\_ TITLE  
Deputy

1. Subject to a 20 foot building setback from Pinney Street as shown on dedicated plat.
2. Subject to reservations and restrictions as contained in plat dedication, to wit:  
"Said plat subject to following conditions: (1) A 16 foot utility easement along back of all lots; (2) A 16 foot utility easement on line between lots 1 and 2 block 1 and lots 1 and 2 block 2; (3) A 20 foot building setback along each side of Pinney Street; (4) a one (1) foot street plug at East end of Pinney Street which is donated to Klamath County."
3. Limited access provisions contained in Deed to the State of Oregon, by and through its State Highway Commission, which provides that no right or easement of right of access to, from or across the State Highway other than expressly therein provided for shall attach to the abutting property. Recorded: June 12, 1952 Volume: 255, page 186, Deed Records of Klamath County, Oregon (Affects Parcel 2)
4. An easement created by instrument, subject to the terms and provisions thereof.  
Dated: June 27, 1967  
Recorded: August 3, 1967  
Volume: M67, page 5979, Microfilm Records of Klamath County, Oregon  
In favor of: Crescent Water and Sewer Service Association  
For: Underground pipelines for water and sewer.  
(No exact location given)

# EXHIBIT A LEGAL DESCRIPTION

## PARCEL 1:

Beginning at the Southwest corner of Lot 1, Block 1, PINNEY'S ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, said point being a 5/8 inch iron rod; thence North 40 degrees 38' 35" East, 311.99 feet to a 5/8 inch iron rod, being the true point of beginning; thence along the arc of a 485.00 foot radius curve to the left, 192.21 feet to a 5/8 inch iron rod, (the long chord of said curve bears North 29 degrees 17' 23" East, 190.96 feet); thence North 17 degrees 56' 10" East, 197.81 feet to a 5/8 inch iron rod on the North line of said Lot 1; thence South 89 degrees 20' 00" East along said North line of Lot 1, 286.90 feet to a 5/8 inch iron rod; thence South 00 degrees 39' 00" West, 335.04 feet to a 5/8 inch iron rod; thence along the arc of a 207.78 foot radius curve to the left 96.03 feet to a 5/8 inch iron rod (the long chord of said curve bears South 42 degrees 39' 51" West, 95.18 feet); thence South 89 degrees 21' 15" West 265.84 feet to a 5/8 inch iron rod; thence North 00 degrees 38' 45" East 49.39 feet to a 5/8 inch iron rod; thence South 89 degrees 21' 15" West 107.50 feet to the point of beginning.

## PARCEL 2:

Beginning at the Southwest corner of Lot 1, Block 1, PINNEY'S ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, said point being a 5/8 inch iron rod; thence North 40 degrees 38' 35" East, 311.99 feet to a 5/8 inch iron rod; thence along the arc of a 485.00 foot radius curve to the left, 192.21 feet to a 5/8 inch iron rod, (the long chord of said curve bears North 29 degrees 17' 23" East, 190.96 feet); thence North 17 degrees 56' 10" East 197.81 feet to a 5/8 inch iron rod on the North line of said Lot 1; thence North 89 degrees 20' 00" West along said North line of Lot 1, 128.97 feet to the Northwest corner of Lot 1, lying on the East line of U.S. Highway 97; thence South 23 degrees 57' West, 32.3 feet along the East line of said Highway 97 to a 5/8 inch iron rod; thence South 21 degrees 45' 21" West along said East line of Highway 97, 431.16 feet to a 5/8 inch iron rod; thence South 18 degrees 48' 08" West, 235.95 feet along said East line of Highway 97, to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of MTC the 31st day  
of March A.D., 19 93 at 3:16 o'clock P. M., and duly recorded in Vol. M93  
on Page 6546  
of Deeds

Evelyn Biehn  
By Annette Muehle County Clerk

FEE \$40.00