EI Des ID UK THES WARRANTY DEED-STATUTORY FORM (Individe WARBANTY DEED STATUTORY FOR M93 Page FORM No 59263 INDIVIDUAL GRANTOR 216 JOHN W. GARBETT 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 County, Oregon, to-wit: 75 <u>8</u>4 860 KLAMATH ... except as specifically set forth herein situated in 16 2 1 1 2 2011 SEE EXHIBIT A DOC 1 2301 (Sewadel Ini in master) visiting 3141 1 Ventra to othe more thore to her celebring bed on a fail is the set that is 3.14 Estimos il nolmi restre venolit i fue dase de bila destri fer in a the in most at the H in sec | it said is it is the in the to me should to shirt but but the sourt i to be shirt but the shirt is the shirt of the nt sector i assings (assist 3) [2] generative (Add and Add as a sector as 的特征和意义 TAX ACCT NO.103 2408 36DD, 1200 & 1100 "你,我想想到我 UF 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) -on 157 Sand THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DE-SCRIBED 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. JOHN W. GARRETT mare D- Harret MARIE D. GARRET Clackamap a.) ss. STATE OF OREGON, County of . This instrument was acknowledged before me on _____ by JOHN W. GARRETT MARLE D. GARRETT OFFICIAL SEAL Notary Public for Oregon KRISTY R. SHARP NOTARY PUBLIC-OREGON My commission expires COMMISSION NO 012392 MY COMMISSION EXPIRES JAN. 14, 1996 WARRANTI DEED STATE OF OREGON. GRANTOR County of ... JOHN W. GARRETT GRANTEE I certify that the within instru-CALVIN L. GRANGER ment was received for record on the 19 GRANTEE'S ADDRESS, ZIP ____ day of ___ After recording return to: at _ in book/reel/volume No,.....on OF RESERVED CALVIN L. GRANGER or as tee/file/instru-FOR page LORRAINE L. GRANGER RECORDER'S USE ment/microfilm/regeption No_____ 881 KEITH AVE. Record of Deeds of said County. MEDFORD, OR 97504 Witness my hand and seal of \$**1**! } County affired. Until a change is requested, all tax statements shall be sent to the following address: SAME AS ABOVE S11952CN 康花 TITLE w/wz Deputy NAME, ADDRESS, ZIP

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1. Subject to a 20 foot building setback from Pinney Street as shown on dedicated plat. stow here windshid a list and . Jean I adopted a bushanes of a state

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."

Limited access provisions contained in Deed to the State of Oregon, by and 3. 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)

YOF ST BUTZ USALWEAT ANT MA UNCH 4. An easement created by instrument, subject to the terms and provisions thereof, Dated: June 27, 1967 Recorded: August 3, 1967

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1432 2010 **《书》和**的100

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)

Service and the contract

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计计算机专行的问题

一, 持续进行管理, 社会学

利用品语用(1494)。

EXHIBIT A LEGAL DESCRIPTION

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Beginning at the Southwest corner of Lot 1, Block 1, PINNEY'S ACRES, according to the official thereof on file in the office of the County Clerk of Klamath County, Oregon, said point being a 5/3 thereof on file in the office of the County Clerk of Klamath County, Oregon, said point being a 5/3 true point of beginning; thence along the arc of a 485.00 foot radius curve to the left, 192.21 fast true point of beginning; thence along the arc of a 485.00 foot radius curve to the left, 192.21 fast true point of beginning; thence along the arc of a 485.00 foot radius curve to the left, 192.21 fast true point of beginning; thence along the arc of a 485.00 foot radius curve to the North line of feet); thence North 17 degrees 56' 10" East, 197.81 feet to a 5/8 inch iron rod on the North line of feet); thence South 89 degrees 20' 00" East along said North line of Lot 1, 286.90 feet "ic a 5' said Lot 1; 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.

Beginning at the Southwest corner of Lot 1, Block 1, PINNEY'S ACRES, according to the official ple thereof on file in the office of the County Clerk of Klamath County, Oregon, said point being a 5/8 inch inch rode, thereas North 40 decreases of 25% First 211,00 for the Oregon, said point being a 5/8 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" (197.81 feet to a 5/8 inch iron rod on the North line of said Lot 1; thence North 89 degrees 20' 00" (197.81 feet to a 5/8 inch iron rod on the North line of said Lot 1; thence North 89 degrees 20' 00" (197.81 feet to a 5/8 inch iron rod on the North line of said Lot 1; thence North 89 degrees 20' 00" (197.81 feet to a 5/8 inch iron rod on the North line of said Lot 1; thence South 89 degrees 20' 00" (197.81 feet to a 5/8 inch iron rod on the North line of said Lot 1; thence North 89 degrees 20' 00" (197.81 feet to a 5/8 inch iron rod on the North line of said Lot 1; thence South 89 degrees 20' 00" (197.81 feet to a 5/8 inch iron rod; thence South 23 degrees 57' West, 32.3 feet along the East line of said line of U.S. Highway 97; thence South 23 degrees 57' West, 32.3 feet 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, ito the point of beginning. along said East line of Highway 97, to the point of beginning.

STATE OF OREGON: COL Filed for record at request of March	JNTY OF KLAMATH: ss. of <u>MTC</u> 	o'clock P. M. and duly on Page	the <u>31st</u> recorded in Vol. <u>M93</u>	day
<u>~</u>	of <u>Deeds</u>	on Page Evelyn Siehn Bytimette	County Clerk Mucolles	
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PAGE 3 OF REPORT NO 2947			PRELIMINARY	er Call