

68203

Vol. m93 Page 23576Aspen
TITLE & ESCROW, INC.

09-16-93A10:56 RCVD

WARRANTY DEED

#03040544

AFTER RECORDING RETURN TO:
HENRY J. CALDWELL, JR.
DEBORAH L. CALDWELL
7990 HILL ROAD
KLAMATH FALLS, OR 97603

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

WILLIAMSON RIVER ASSOCIATES, a limited Partnership, hereinafter
called GRANTOR(S), convey(s) to HENRY J. CALDWELL, JR. and
DEBORAH L. CALDWELL, husband and wife, hereinafter called
GRANTEE(S), all that real property situated in the County of
Klamath, State of Oregon, described as:

AS PER EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A
PART HEREOF.....



"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."

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
\$48,000.00.

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 15th day of September, 1993.

WILLIAMSON RIVER ASSOCIATES

BY: Fred W. Koehler, Jr.
FRED W. KOEHLER, JR., GENERAL PARTNER

STATE OF OREGON, County of Klamath)ss.

On September 15, 1993, personally appeared the above-named
FRED W. KOEHLER, JR., GENERAL PARTNER OF WILLIAMSON RIVER
ASSOCIATES and acknowledged the foregoing instrument to be his
voluntary act and deed.

Before me: [Signature]
Notary Public for Oregon
My Commission Expires: 1-15-94

EXHIBIT "A"

A portion of the NE 1/4 of Section 21, lying West of State Highway No. 97 in Township 34 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon, being more particularly described as follows:

Beginning at the intersection of the North line of said Section 21 and the Westerly right of way line of State Highway No. 97, said point also being North 89 degrees 38' 45" West 468.2 feet from the Northeast corner of said Section 21; thence North 89 degrees 38' 45" West, along the North line of said Section 21, 900.34 feet to the true point of beginning of this description; thence South 1 degree 56' 30" West 1089.47 feet; thence South 83 degrees 03' 30" East 900 feet to the Westerly right of way line of said Highway No. 97; thence South 1 degree 56' 30" West, along said right of way line, 580 feet, more or less, to the center of a road approach to said Highway No. 97; thence following the centerline of said road, the meander line being as follows: South 64 degrees 44' West, 253.0 feet; South 64 degrees 47' West, 213.4 feet; North 57 degrees 27' West, 123.3 feet; North 76 degrees 06' West, 136.0 feet; North 60 degrees 27' West, 129.6 feet; North 33 degrees 58' West, 191.0 feet; North 11 degrees 01' West, 92.1 feet; North 39 degrees 16' West, 56.0 feet; thence leaving said road, West 1020.4 feet, more or less, to the West line of said NE 1/4 of Section 21; thence Northerly along said West line of said NE 1/4 of Section 21, 1346.4 feet, more or less to the North quarter corner of said Section 21; thence South 89 degrees 38' 45" East, along the North line of said Section 21, 1264.9 feet, more or less, to the true point of beginning.

EXCEPTING THEREFROM that portion conveyed to the State of Oregon, by and through its Department of Transportation by deeds recorded July 16, 1990 in Book M-90 at Page 14024 and in Book M-90 at Page 14026.

CODE 138 MAP 3407-2100 TL 400

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co the 16th day
of Sept. A.D., 19 93 at 10:56 o'clock A M., and duly recorded in Vol. M93
of Deeds on Page 23876.

FEE \$35.00

Evelyn Biehn County Clerk

By Rachel L. Biehn