

68809

WARRANTY DEED

Vol. 93 Page 25073

KNOW ALL MEN BY THESE PRESENTS, That John A. Atchley and Cleo Atchley,
husband and wifehereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Marie Burns

hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit: **PARCEL II**

That part of Lot 13, Section 14, Township 36 South, Range 10 East of the Willamette Meridian, lying West of a line running North and South from a point described as being South 1980 feet and East 1113 feet from the Northwest corner of Section 14, EXCEPT from the above-described parcel that part contained within the tract conveyed to Klamath County by deed recorded in Volume 85, page 614, Deed Records, of Klamath County, Oregon, described as follows:

A strip of land 60 feet in width, being 30 feet on each side of the centerline of the Sprague River Highway described as beginning 675 feet North and 620 feet East of the Southwest corner of Lot 13, aforesaid Section, Township and Range, running thence South 89°48' East 710 feet to the East line of said Lot 13,

(for continuation of this document see reverse side of this deed)

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except as noted of record as of the date of this deed and those apparent upon the land, if any, as of the date of this deed,

and that grantor will warrant and forever defend the premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 5,000.00

ⓐ However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). ⓑ (The sentence between the symbols ⓐ, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 28th day of September, 1993; if a corporate grantor, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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.

John A. Atchley, Cleo Atchley,
Cleo Atchley

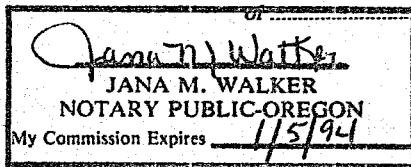
STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on September 28, 1993, by Cleo Atchley, John A. Atchley, by Cleo Atchley

This instrument was acknowledged before me on _____, 19____,

by _____

as _____



Jana M. Walker

Notary Public for Oregon
My commission expires 1/5/94

Grantor's Name and Address

Grantor's Name and Address

After recording return to (Name, Address, Zip):

Marie Burns
PO Box 19
Sprague River, Ore. 97637

Until requested otherwise send all tax statements to (Name, Address, Zip):

Same as above

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

County of _____) 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 _____ and/or as fee/file/instrument/microfilm/reception No. _____, Record of Deeds of said County.

Witness my hand and seal of County affixed.

NAME

TITLE

By _____, Deputy.

ALSO EXCEPT: Beginning at a point which lies South along the section line a distance of 1980 feet and East 463 feet from iron pin which marks the Northwest corner of Section 14, thence South 100 feet, thence East 110 feet, thence North 100 feet, thence West 110 feet, more or less, to the point of beginning,

ALSO EXCEPT: A parcel of land 60 feet in width for road purposes in Section 14, Township 36 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, being 30 feet on either side of the following described centerline:

Commencing at the West quarter corner of Section 14, Township 36 South, Range 10 East of the Willamette Meridian, thence North 700.07 feet, thence East 1025.59 feet to a point in Sprague River Highway for the true point of beginning, being Engineer's Centerline Station 0+00, thence South $0^{\circ}19'40''$ East 66.95 feet to Engineer's Centerline Stations 0+66.95, thence 450 feet along the arc of a $20^{\circ}00'$ curve right (the long chord of which bears South $44^{\circ}40'20''$ West 405.14 feet) to Engineer's Centerline Station 5+16.95, thence South $89^{\circ}40'20''$ West 253.52 feet to Engineer's Centerline Station 7+70.47, thence 586.33 feet along the arc of a $10^{\circ}00'$ curve left to the West boundary of said Section 14.

Subject, however, to the following:

1. The rights of the public in and to that portion of the premises herein described lying with the limits of existing roads.
2. Reservations as contained in Deed of Tribal Property recorded in volume 314, page 658, to-wit:

"Title to the above described property is conveyed subject to any existing easements for public roads and highways, for public utilities, and for railroads, and pipe lines and for any other easements or rights of way of record; and there is hereby reserved any and all roads, trails, telephone lines, etc., actually constructed by the United States with the rights of the United States to maintain operate or improve the same so long as needed or used for or by the United States (Dept. Instr., January 13, 1916, L.D. 513).

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ the 28th day
of Sept. A.D. 19 93 at 2:52 o'clock P M., and duly recorded in Vol. M93
of _____ Deedn _____ on Page 25073

Evelyn Biehn - County Clerk

By Lawrence Mullendore

FEE \$35.00