

74449

01-13-94P01:56 RCVD

K-46020

WARRANTY DEED (Statutory Form)

Vol. 1994 Page 1378

GRANTOR: Jennifer J. Brodigan and Dennis K. Brodigan

CONVEYS AND WARRANTS TO

GRANTEE: Rodney C. Metzger and Anne C. Metzger, husband and wife

the following described real property free of encumbrances except as specifically set forth herein:

SEE EXHIBIT "A" for LEGAL DESCRIPTION

Subject to:
Easement for ingress and egress, including terms and provisions thereof, from Evelyn Reeve formerly Evelyn Smutz to Clarence W. Reeve, dated October 16, 1984, recorded November 26, 1984, in Volume M84 page 25, Deed Records of Klamath County, Oregon.

Rights of the public and of governmental bodies in and to that portion of the premises herein described lying below the high water mark of Crescent Creek.

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 TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

The true and actual consideration for this transfer stated in terms of dollars is \$ 35,000.00
if the actual consideration consists of or includes other property or other value given or promised, such other property or value was part of the / the whole of the (indicate which) consideration.

If grantor is a corporation, this has been signed by authority of the Board of Directors

GRANTOR: Jennifer J. Brodigan

Dennis K. Brodigan

DATED: January 12, 1994

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

Mr. and Mrs. Rodney C. Metzger 209 Carthage Ave. Eugene, OR 97404

STATE OF OREGON, County of Marion
Date: January 12, 1994
Personally appeared the abovesigned Jennifer J. Brodigan and Dennis K. Brodigan
and acknowledged the foregoing instrument to be their voluntary act and deed. Before me:

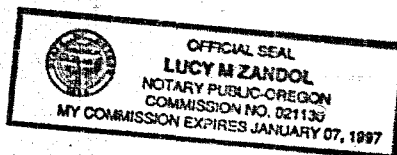
ss. STATE OF OREGON, County of _____
Date: _____ ss.
Personally appeared _____, who being sworn, stated that he/she is the _____ of grantor corporation and that this instrument was voluntarily signed and sealed on behalf of the corporation. Before Me:

NOTARY PUBLIC FOR OREGON
MY COMMISSION EXPIRES: 1-7-97

NOTARY PUBLIC FOR OREGON
MY COMMISSION EXPIRES:

(DON'T USE THIS SPACE:
RESERVED FOR RECORDING
LABEL IN COUNTIES WHERE USED.)

NOTARY SEAL



NOTARY SEAL

AFTER RECORDING RETURN TO:

Mr. and Mrs. Rodney C. Metzger
209 Carthage Ave.
Eugene, OR 97404

No.:

EXHIBIT "A"

DESCRIPTION OF PROPERTY

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

PARCEL 1:

A parcel of land situated in the NE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 7, Township 24 South, Range 7 E.W.M., described as follows:

The North 82 feet (measured at right angles to the North line thereof) of the following described parcel: Beginning at a point on the West line of said NE $\frac{1}{4}$ SW $\frac{1}{4}$ which is 630 feet North of the Southwest corner thereof; thence East, parallel with the South line of said NE $\frac{1}{4}$ SW $\frac{1}{4}$ to the Westerly right of way line of Highway #58; thence N. 16°21'06" W. along said right of way line a distance of 268.7 feet, more or less, to the Southeast corner of parcel described in Deed to Clarence W. Reeve, recorded in Volume M84 page 19845, Deed Records of Klamath County, Oregon; thence West along the South line of last mentioned parcel to the West line of said NE $\frac{1}{4}$ SW $\frac{1}{4}$; thence South along said West line a distance of 255.5 feet, more or less, to the point of beginning.

PARCEL 2:

A parcel of land situated in the NE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 7, Township 24 South, Range 7 E.W.M., Klamath County, Oregon, described as follows:

Beginning at a point on the West line of said NE $\frac{1}{4}$ SW $\frac{1}{4}$ which is South a distance of 330 feet from the Northwest corner thereof, said point being the Southwest corner of parcel conveyed to Edward Lynes, et ux, by deed recorded in Volume M78 page 5852, Deed Records of Klamath County, Oregon; thence continuing South along the West line of said NE $\frac{1}{4}$ SW $\frac{1}{4}$ a distance of 100 feet to a point; thence East, parallel with the North line of said NE $\frac{1}{4}$ SW $\frac{1}{4}$ to the Westerly right of way line of Highway #58; thence N. 16°21'06" W. along said right of way line a distance of 104.96 feet, more or less, to the Southeast corner of said parcel described in Volume M78 page 5852; thence West along the South line of aforementioned parcel to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Co the 13th day
of Jan A.D. 19 94 at 1:56 o'clock P.M., and duly recorded in Vol. M94
of Deeds on Page 1378.

FEE \$ 35.00

Evelyn Biehn County Clerk

By Pauline Miller