

77057

03-03-94P03:41 RCVD

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After recording return to: Fred A. Peters, 11500 Highway 39,  
Klamath Falls, Oregon 97601

Send tax statement to: Fred A. Peters Trust, 11500 Highway 39,  
Klamath Falls, Oregon 97601

## DEED

FRED A. PETERS, Grantor, conveys to Fred A. Peters and Wynemia R. Peters, Trustees, or their successor in Trust under the Fred A. Peters Trust dated February 17, 1994, and any amendments thereto, Grantee, the following real property located in Klamath County, Oregon:

## Parcel 1:

A tract of land situated in Section 1, Township 40 South, Range 9 East of the Willamette Meridian more particularly described as follows:

Beginning at the intersection of the North-South center line of said Section 1 and the Easterly right of way line of the Southern Pacific Railroad Company Right of Way; thence North along said center line to the South line of Government Lot 3 in said Section 1; thence West along the South line of said Lot to the Southeasterly Right of Way Line of the 1-B Drain as now located; thence Southwesterly along said 1-B Drain Right of Way to the Northeasterly Right of Way line of the Southern Pacific Railroad Company Right of Way; thence Southeasterly along said Right of Way to the point of beginning.

Together with an easement for ingress and egress to and from said parcel of real property over the South 30 feet of the N $\frac{1}{2}$ S $\frac{1}{2}$ NE $\frac{1}{4}$  of Section 1, Township 40 S., Range 9 E.W.M., Klamath County, Oregon.

Klamath County Tax Lot: 4009-100-500

## PARCEL 2:

A piece or parcel of N $\frac{1}{2}$ SE $\frac{1}{4}$ NE $\frac{1}{4}$  of Section 1, Township 40 South, Range 9 East of the Willamette Meridian, more particularly described as follows:

Beginning at a point in the section line marking the easterly boundary of said Section 1, Township 40 South, Range 9 East, W.M., 865.0 feet northerly from the quarter section corner on the said easterly boundary of said Section 1, and running thence South 89°55' West 179 feet, more or less, to a point; thence North 1°32' West 68.3 feet to a point; thence North 87°25' East to a point on the Section line marking the easterly boundary of said Section 1; thence Southerly along the said section line to the point of beginning.

Klamath County Tax Lot: 4009-100-800

## PARCEL 3:

N $\frac{1}{2}$ S $\frac{1}{2}$ NE $\frac{1}{4}$  of Section 1, Township 40 South, Range 9 East of the Willamette Meridian, saving and excepting therefrom the following:

A piece or parcel of the E $\frac{1}{2}$ N $\frac{1}{2}$ S $\frac{1}{2}$ NE $\frac{1}{4}$  of Section 1, Township 40 South, Range 9 East of the Willamette Meridian, described as follows:

Beginning at a point in the Section line marking the Easterly boundary of the said Section 1, 1151.8 feet Northerly from the quarter section corner of the said Easterly boundary of said Section 1; thence Westerly parallel with the East and West center line of said Section 1, 307 feet, more or less, to a point in the center of an irrigation ditch; thence Northerly along said ditch 148.2 feet, more or less to a point in the Southerly boundary of the right of way of the U.S. Bureau of Reclamation lateral canal; thence Easterly along the said right of way marking the Easterly boundary of said Section 1; thence south along the said section line 148.2 feet, more or less, to the said point of beginning.

ALSO SAVING AND EXCEPTING a piece of parcel of the N $\frac{1}{2}$ SE $\frac{1}{4}$ NE $\frac{1}{4}$  of Section 1, Township 40 South Range 9 East of the Willamette Meridian, and more particularly described as follows:

Beginning at a point in the section line marking the Easterly boundary of the said Section 1, Township 40 South, Range 9 East of the Willamette Meridian 865.0 feet Northerly from the quarter section corner on the said Easterly boundary of the said Section 1 and running thence south 89° 55' West 179 feet, more or less, to a point; thence North 1° 32' West 68.3 feet to a point; thence North 87° 25' East to a point on the section line marking the Easterly boundary of said Section 1; thence Southerly along the said section line to the point of beginning.

Klamath County Tax Lot: 4009-100-600

Together with a 1978 Conco Mobile Home, Oregon Title No. 9013861637, VIN: 2980114619.

This Deed is made for Estate Planning purposes and no consideration stated in dollars has been paid by Grantee.

This instrument does not guarantee that any particular use may be made of the property described in this instrument. A buyer should check with the appropriate city or county planning department to verify approved uses.

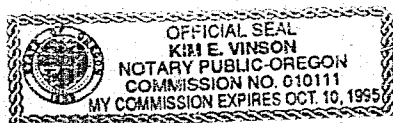
Fred A. Peters  
Fred A. Peters

STATE OF OREGON, County of Klamath ) ss.

This instrument was acknowledged before me on Mar 3, 1994, by Fred A. Peters.

Kim E. Vinson  
Notary Public for Oregon

My commission expires: Oct. 10, 1995



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Fred Peters the 3rd day of March A.D., 1994 at 3:41 o'clock P M., and duly recorded in Vol. M94 of Deeds on Page 6772

By Evelyn Biehn County Clerk

FEE \$35.00