

18787

WARRANTY DEED

Vol. M90 Page 16151

IRMA CRUMRINE, Grantor, conveys and warrants to ELIZABETH A. PATTERSON, Grantee, the following described real property situate in Klamath County, Oregon, free of all encumbrances, except a specifically set forth herein:

PARCEL 1:

A tract of land situate in Sections 19 and 20, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Commencing at a 5/8" iron pin at the intersection of the Northerly right of way line of Joe Wright Road with the Easterly right of way line of the Dalles-California Highway 97 in the NE1/4 of Section 19, Township 39 South, Range 9 East of the Willamette Meridian; thence North 03° 38' 00" East along said Easterly right of way line 568.68 feet to the true point of beginning for this description; thence continuing along said Easterly right of way line North 03° 38' 00" East, 326.00 feet; thence leaving said right of way line East 658.90 feet; thence South 325.34 feet; thence West 679.56 feet to the point of beginning.

PARCEL 2:

A tract of land situate in Sections 19 and 20, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Commencing at a 5/8" iron pin at the intersection of the Northerly right of way line of Joe Wright Road with the Easterly right of way line of the Dalles-California Highway 97 in the NE1/4 of said Section 19, Township 39 South, Range 9 East of the Willamette Meridian; thence North 03° 38' 00" East along said Easterly right of way line 894.68 feet to the true point of beginning for this description; thence continuing along said Easterly right of way line North 03° 38' 00" East 326.00 feet to a 5/8" iron pin; thence leaving said right of way line, North 89° 52' 48" East, 638.25 feet; thence South 326.69 feet; thence West 658.90 feet to the point of beginning.

"TOGETHER WITH a nonexclusive easement for the purpose of ingress and egress over the following described parcel of land: Commencing at the intersection of the Northerly right of way line of Joe Wright Road with the Easterly right of way line of the Dalles-California Highway 97 in the NE1/4 of Section 19, Township 39 South, Range 9 East of the Willamette Meridian; thence North 03° 38' 00" along said Easterly right of way line 568.68 feet to the true point of beginning for this description; thence leaving said right of way line East 100.00 feet; thence South 30.00 feet; thence West 101.90 feet to said Easterly right of way line of the Dalles California Highway 97; thence North 03° 38' 00" East along said Easterly right of way line 30.06 feet to the point of beginning."

SUBJECT TO AND EXCEPTING:

Reservations, restrictions, easements and rights of way of record and those apparent upon the land; rules, regulations, liens and assessments of water user districts; reservations

WILLIAM P. BRANDNESS

A PROFESSIONAL CORPORATION

ATTORNEY AT LAW

411 PINE STREET

KLAMATH FALLS, OREGON 97601

STATE OF OREGON: COUNTY OF KLAMATH: SS.

Filed for record at request of Aspen Title of April A.D. 19 94 at 1:33 o'clock P M., and duly recorded in Vol. M94 of Co. Lien Docket on Page 13105 day 28th

FEE \$10.00

Evelyn Biehn County Clerk
By Renee M. Mueller