

07-01-94 09:55 RCVD

WARRANTY DEED

J. L. CALHOUN and VIRGINIA B. CALHOUN, husband and wife, Grantors, convey and warrant to BRUCE E. BRINK and BARBARA L. BRINK, husband and wife, Grantees the following described real property located in Klamath County, State of Oregon, free of all encumbrances, except as specifically set forth herein:

A tract of land in the SW 1/4 NE 1/4 of Section 2, Township 39 South, Range 9 East of the Willamette Meridian, more particularly described as follows:

Beginning at a point Northerly 30 feet and North 89°21' East along the Northerly right of way line of the Dalles-California Highway a distance of 156.6 feet from the iron pin which marks the center of Section 2, Township 39 South, Range 9 East of the Willamette Meridian, and which point is also the Southeast corner of the property heretofore conveyed to A. L. Paul and recorded in Book 100 page 477, Deed Records of Klamath County, in which conveyance distances Easterly were computed from the centerline of Miller Lane and running thence: North 0°59' West along the Easterly line of the above mentioned Paul property and also parallel to the centerline of Miller Lane, a distance of 189.4 feet to the Northeast corner of the above mentioned Paul property; thence North 89°21' East parallel to the Northerly right of way line of the Dalles-California Highway a distance of 90.2 feet to a point on the East bank of the irrigation canal; thence Southeasterly a distance of 190 feet, more or less, to a point on the Northerly right of way line of the Dalles-California Highway; thence South 89°21' West along the Northerly right of way line of the Dalles-California Highway a distance of 100 feet to the point of beginning. EXCEPTING THEREFROM premises conveyed to State of Oregon in deed recorded August 13, 1964, in Deed Vol. 355, page 290, records of Klamath County, Oregon.

SUBJECT TO:

1. Reservations, restrictions, rights of way, easements of record and those apparent on the land;
2. Liens and assessments of Klamath Project and the Enterprise Irrigation District, and regulations, contracts, easements, water and irrigation rights in connection therewith;
3. Any unpaid charges or assessments of the Enterprise Irrigation District;
4. Rules, regulations and assessments of South Suburban Sanitary District;
5. Reservations and restrictions contained in deed from C. W. Miller and Idella Miller, husband and wife, (C. W. Miller, also known as

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Charles W. Miller), to Wade L. Pitcher and Swannie V. Pitcher, dated May 14, 1937, recorded September 12, 1938, in Deed Vol. 117, page 440, records of Klamath County, Oregon, as follows: "Subject to an easement for ditches and/or pipe line to convey water for irrigation and domestic use for the benefit of adjoining property owners."

5. Reservations and restrictions in deed from Fred T. Starkey and Leah M. Starkey, husband and wife, to The State of Oregon, by and through its State Highway Commission, dated April 28, 1964, recorded August 13, 1964, in Deed Volume 355, page 290, records of Klamath County, Oregon.

6. Mortgage, including the terms and provisions thereof, executed by Fred T. Starkey and Leah M. Starkey, husband and wife, to The First National Bank of Oregon, a corporation, dated January 21, 1959, recorded January 22, 1959, in Mortgage Volume 187, page 592, records of Klamath County, Oregon, to secure the payment of \$10,850.00, which said Mortgage, Grantors agree to pay, holding Grantees, harmless therefrom.

7. Permanent easement for slope purposes, including the terms and provisions thereof, given by Fred T. Starkey and Leah M. Starkey, husband and wife, to The State of Oregon, by and through its State Highway Commission, dated April 28, 1964, recorded August 13, 1964, in Deed Volume 355, page 290, records of Klamath County, Oregon.

8. Right of Access, including the terms and provisions thereof, contained in Deed Volume 355, page 290, records of Klamath County, Oregon. As further amended by deed dated August 29, 1967, recorded September 21, 1967, in Volume M-67, page 7410, Microfilm records of Klamath County, Oregon.

The true and actual consideration paid for this conveyance is \$32,500.00.

WITNESS Grantors' hands this 25TH day of MAY, 1977. *J.C.D. H.P.*

J. L. Calhoun
Virginia B. Calhoun

STATE OF HAWAII)
) ss.
County of HAWAII)

Personally appeared J. L. CALHOUN and VIRGINIA B. CALHOUN, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

BEFORE ME:

James C. Dodes
NOTARY PUBLIC FOR HAWAII
My Commission Expires: 10/12/1979

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Unless a change is requested all future
tax statements shall be sent to:

~~Mr. and Mrs. Bruce E. Brink
602 Pacific Terrace
Klamath Falls, Oregon 97601~~

*Charles A. Crapo
130 Lincoln St.
Klamath Falls, Ore. 97601*

AFTER RECORDING RETURN TO:

~~Mr. and Mrs. Bruce E. Brink
602 Pacific Terrace
Klamath Falls, Oregon 97601~~

Same

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Charles A. Crapo the 1st day
of July A.D., 19 74 at 9:55 o'clock A. M., and duly recorded in Vol. 894
of Deeds on Page 20468

FEE \$40.00

By Evelyn Biehn County Clerk
Arthur Willard