

85479

08-05-94A11:06 RCVD

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After recording return to grantee herein.
Until a change is requested send all tax
statements to grantee herein.

KEY TITLE NO. 33525
ESCROW NO. 29-6648
TAX ACCT. NO. KEY NO: 147200
MAP #2407-018A0-02900-000

GRANTEE'S NAME AND ADDRESS:

PATRICK KNOX & SALLY KNOX
389 MARY LANE
EUGENE, OR 97405

WARRANTY DEED -- STATUTORY FORM
(INDIVIDUAL or CORPORATION)

GARY BRUCE CALANDRA AKA GARY BRUCE CALANDRA, M.D. Grantor,
conveys and warrants to:

PATRICK KNOX and SALLY KNOX, husband and wife, Grantee,

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

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE
SUBJECT TO:

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 consideration for this conveyance is \$19,600.00. However, 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.

Dated this 28 day of July, 1994.

GRANTOR(S):

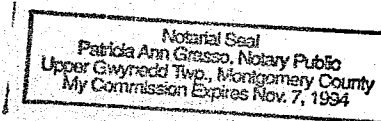
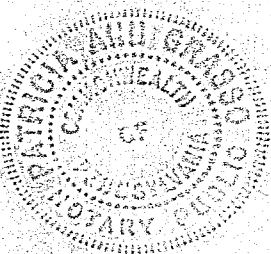
GARY BRUCE CALANDRA
GARY BRUCE CALANDRA

PENNSYLVANIA
STATE OF GREEN, County of Montgomery) ss.

This instrument was acknowledged before me on 28th, 1994,
by GARY BRUCE CALANDRA

Patricia Ann Grasso
Notary Public for ~~xxxxxx~~
Pennsylvania

My commission expires: Nov 7, 1994



PDK
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EXHIBIT "A"
LEGAL DESCRIPTION

24212

A tract of land situated in the SW1/4 NE1/4 of Section 18, Township 24 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at an iron pin marking the Southeast corner of the SW1/4 NE1/4 of said Section 18; thence North 100.0 feet to an iron pin; thence West a distance of 632.5 feet to the approximate center of Crescent Creek; thence Southerly and Easterly along the center line of Crescent Creek (downstream) to a point which is West a distance of 534.5 feet from the point of beginning; thence East 534.5 feet, more or less, to the point of beginning.

Subject to:

1. Taxes for the fiscal year 1994-1995, a lien not yet due and payable.
Account No: 2407-018A0-02900-000
Key No: 147200
Code No: 051

2. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.

3. Rights of the public and of governmental bodies in and to that portion of the premises described herein, now or at any time lying below the high water mark of the Crescent Creek River, including any ownership rights which may be claimed by the State of Oregon, in and to any portion of the premises now or at any time lying below the ordinary high water mark thereof.

4. Any claim based on any prohibition or limitation on the use, occupancy, or improvements of the land resulting from the rights of the public to use any waters which may cover the land for fishing or navigation, or to use any portion of the land which is now or may formerly have been covered by water.

5. Easement as evidenced by Warranty Deed, subject to the terms and provisions thereof;
Dated: August 28, 1959
Recorded: February 11, 1964
Volume: 351, page 105, Deed Records of Klamath County, Oregon

Grantor: Donald F. Menefee and Leah C. Menefee
Grantee: Max Calandra and Adeline Calandra

To Wit: "Together with the perpetual easement for ingress and egress from said property over the Easterly 25 feet of that portion of the SW1/4 NE1/4 and the Northerly 25 feet of the SE1/4 NE1/4 of said Section 18, which lies Southwesterly of the Willamette Highway and Northerly and Easterly of said described property, but reserving a perpetual easement over the Easterly 25 feet of said described property for ingress to and egress from land lying South and East of said described property in said Section 18."

6. Reservations as contained in Bargain and Sale Deed, subject to the terms and provisions thereof;
Dated: November 4, 1965
Recorded: March 10, 1966
Volume: M66, page 1950, Microfilm Records of Klamath County, Oregon

To Wit: Reserving, however, unto grantors, and their heirs and assigns, the perpetual right and easement for the benefit of their property adjoining said parcels on the East to use the same for road and public utility purposes, provided, however, that as to the portion thereof wider than 25 feet only the Easterly 25 feet shall be subject to said reservations.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co
of Aug A.D., 19 94 at 11:06 o'clock A M., and duly recorded in Vol. M94
of Deeds on Page 24211
FEE \$35.00
By Evelyn B. Lehn County Clerk
Deed