

86604 08-24-94A09:10 RC1D

WARRANTY DEED - STATUTORY FORM
INDIVIDUAL GRANTOR

Vol 194 Page 26253

MELONEY PEASLEY

conveys and warrants to SCOTT THOMAS DECARLO

Grantor,

except as specifically set forth herein situated in Klamath County, Oregon, to-wit:
SEE EXHIBIT A

TAX #2408-036DD-00100 Key #150561

The property is free from encumbrances except

(IF SPACE INSUFFICIENT CONTINUE DESCRIPTION ON REVERSE SIDE)

THOSE SHOWN ON THE REVERSE SIDE IF ANY

The true consideration for this conveyance is \$ 14,500.00 (Here comply with the requirements of ORS 93.030)

Dated this 12 day of August, 1994.

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.

X Meloney Peasley
MELONEY PEASLEY

STATE OF OREGON, County of Harney

This instrument was acknowledged before me on August 12, 1994, by MELONEY PEASLEY

NOTARY PUBLIC
STATE OF OREGON
COMMISSION # 003509
MY COMMISSION EXPIRES 03/01/98Sammy Sire
Notary Public for Oregon
My commission expires 4/7/98

WARRANTY DEED

MELONEY PEASLEY

GRANTOR

SCOTT THOMAS DECARLO

GRANTEE

GRANTEE'S ADDRESS, ZIP

After recording return to:

SCOTT THOMAS DECARLO

146 UPPER COLONEY RD

WELLINGTON, NV 89444

NAME, ADDRESS, ZIP

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

SCOTT THOMAS DECARLO

146 UPPER COLONEY RD

WELLINGTON, NV 89444

513591TL

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

County of } ss.

I certify that the within instrument was received for record on the _____ day of _____, 19____, at _____ o'clock _____ M., and recorded in book/reel/volume No. _____ on page _____ or as fee/file/instrument/microfilm/reception No. _____, Record of Deeds of said County.

Witness my hand and seal of County affixed.

NAME

TITLE

By _____ Deputy

1. 1994/95 Taxes, a lien not yet due and payable.

2. Limited access provisions contained in Deed to the State of Oregon, by and through its State Highway Commission, which provides that no right or easement or right of access to, from or across the State Highway other than expressly therein provided for shall attach to the abutting property.

Recorded: December 28, 1951

Volume: 252, page 30, Deed Records of Klamath County, Oregon

Terms and provisions of Incentures of Access recorded June 12, 1952 in Volume 255 at page 186; recorded July 19, 1952 in Volume 255 at page 669, Deed Records of Klamath County, Oregon; and recorded October 18, 1982 in Volume M82, page 13798, Microfilm Records of Klamath County, Oregon.

3. Reservation contained in deed from Albert R. Pinney et ux dated August 14, 1959 and recorded June 22, 1961 in Volume 330 at page 411, Deed Records of Klamath County, Oregon, as follows:

"We reserve the right to keep the water pipes that are now running through this property to remain so indefinitely, and the right to enter the property to maintain these above mentioned pipes."

9. An easement created by instrument, subject to the terms and provisions thereof,

Dated: June 27, 1967

Recorded: August 3, 1967

Volume: M67, page 5979, Microfilm Records of Klamath County, Oregon

In favor of: Crescent Water and Sewer Service Association

For: 15 foot wide easement for underground pipelines

EXHIBIT "A" LEGAL DESCRIPTION

A tract of land lying in the SE1/4 SE1/4 of Section 36, Township 24 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at an iron pin which is North 0 degrees 39' East 883.5 feet from the Southeast corner of Section 36, Township 24 South Range 8 East of the Willamette Meridian, Klamath County, Oregon, and on the Section line between this Section and Section 31, Township 24 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, thence North 0 degrees 39' East 362 feet along Section line to an iron pin; thence North 89 degrees 20' West 891 feet to an iron pin on the Easterly right of way line of U. S. Highway 97; thence South 25 degrees 50' West 290.83 feet along said right of way line to an iron pin which marks the point of spiral of curve (Engineer's Station 61+67.03, 400 feet spiral, South = 2 degrees 00' $\alpha = 0.25$); thence along spiral 109.17 feet (bearing of chord South 25 degrees 47' West) to an iron pin; thence South 89 degrees 20' East 1061.13 feet to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH:

Filed for record at request of Mountain Title Co the 24th day of Aug A.D. 19 94 at 9:10 o'clock A M., and duly recorded in Vol. M94 of Deeds on Page 26253.

FEE \$35.00

Evelyn Biehn - County Clerk

By Pauline Mullendore