

09-21-94F03:49 RCVD

Vol.<u>mg4</u> Page 29795

WARRANTY DEED

##03042102 AFTER RECORDING RETURN TO: GEORGE A. PONDELLA, J3. DONALD E. BAILEY P.O. BOX 1421 KLAMATH FALLS, OR 97501

UNTIL A CHANGE IS REQUESTED ALL TAX STATEMENTS TO THE FOLLOWING ADDRESS: SAME AS ABOVE

IRIS MICKELSON, hereinafter called GRANTOR(S), convey(s) to GEORGE A. PONDELLA, JR. and DONALD E. BAILEY, each as to an undivided one-half interest, hereinafter called GRANTEE(S), all that real property situated in the County of Klamath, State of Oregon, described as:

AS PER EXHIBIT "A" AT (ACHED HERET) AND BY THIS REFERENCE MADE A PART HEREOF.....

"THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF ASPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGVING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE SIGVING OR ACCEPTING THIS INSTRUMENT, THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEPINED IN ORS 30.390."

and covenant(s) that grantor is the owner of the above described property free of all encombrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land,

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$12,000.00.

In construing this dead and where the context so requires, the singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument this  $31^{of}$  day of August 1994.

Teckeloon IRIS MICKELSON

STATE OF CALIFORNIA )

County of \_\_\_\_\_

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of August, 1994, by IRIS MICKELSON.

Before me: Notary Public for California My commission expires:

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Contraction of the local distance

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A tract of land lying Northwesterly of the centerline of the Yonna Woods Access Road in the SE 1/4 NW 1/4 of Section 32, Township 37 South, Range 11 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

EXHIBIT

Beginning at the NW 1/16 corner of said Section 32; thence North 89 degrees 36' 27" East, along the North line of said SE 1/4 NW 1/4, 1010.58 feet to a point of the centerline of said Yonna Woods Access Road; thence following said centerline along the arc of a curve to the left (radius point bears South 27 degrees 27' 14" East 467.50 feet and central angle equals 10 degrees 28' 10") 85.43 feet, South 52 degrees 04' 36" West 220.15 feet, along the arc of the curve to the left (radius equals 1594.72 feet and central angle equals 08 degrees 06' 28") 225.66 South 43 degrees 58' 08" West 131.62 feet, along the arc of a curve to the left (radius equals 2506.51 feet and central angle equals 03 degrees 14' 11") 141.58 feet, South 40 degrees 43' 57" West 400.70 feet, along the arc of a curve to the left (radius equals 1220.61 feet and central angle equals 04 degrees 38' 13") 98.78 feet and South 36 degrees 05' 44" West 129.90 feet to a point on the West line of said SH 1/4 NW 1/4: thence North 00 degrees 38' 41" West 1010.65 feat to the point of beginning, with bearings based on Recorded Survey No. 3773, also shown as Parcel 1 of Minor Land Partition No. 1-87.

CODE 36 MAP 3711-3200 TI 501

## STATE OF OREGON: COUNTY OF KLAM ATH ss.

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