

90572

## WARRANTY DEED

Vol. m94 Page 34052

KNOW ALL MEN BY THESE PRESENTS, That

**ROBERT H BAKER**hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by **FRED C BECKLEY**hereinafter called grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE PART OF

(Tax Key No.'s: 144454, 144481 and 144463)

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances Except covenants, conditions, restrictions and easements of record, and that grantor will warrant and forever defend the premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 45,000.00~~However, the actual consideration consists of or includes other property or value given or promised which is consideration.~~

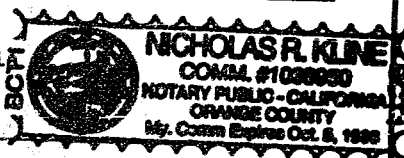
In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 31st day of October, if a corporate grantor, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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.

Robert H Baker  
ROBERT H BAKERSTATE OF CALIFORNIA, County of ORANGE ) ss.This instrument was acknowledged before me on OCT 31, 1994 by **ROBERT H BAKER**Nicholas R. Kline

Notary Public for California

My commission expires OCT 5, 1998ROBERT H BAKER  
9640 ROBIN AVE  
FOUNTAIN VALLEY, CA 92708

Grantor's Name and Address

FRED C BECKLEY  
PO BOX 848  
EUGENE, OR 97440

Grantee's Name and Address

SPACE RESERVED

FOR

RECORDER'S USE

After recording return to:  
EUGENE ESCROW SERVICES, INC. 94406  
1355 Oak Street  
Eugene, OR 97401Forward all tax statements to:  
FRED C BECKLEY  
PO BOX 848  
EUGENE, OR 97440

# EXHIBIT "A"

## LEGAL DESCRIPTION

### PARCEL 1:

Beginning at the intersection of the North line of the NE1/4 SW1/4 of Section 1, Township 24 South, Range 6, East of the Willamette Meridian, with the center line of the county road (as now established) leading from Crescent Lake to U.S. Highway No. 58; thence Southerly along the centerline of said county road 130 feet; thence Westerly at right angles to said centerline along the Southerly line of that property described in Deed Volume 351 page 447, records of Klamath County, Oregon, a distance of 137 feet to the true point of beginning; thence Westerly along said Southerly line extended, a distance of 16 feet to a point; thence Northerly parallel to, and 16 feet Westerly from, the Westerly boundary of said property described in Deed Volume 351 page 447, to a point on the North line of the NE1/4 SW1/4 of said Section 1; thence Easterly along said North line to the Westerly boundary of said property described in said Deed Volume 351 page 447; thence Southerly along said Westerly boundary to the true point of beginning.

### PARCEL 2:

Beginning at the intersection of the North line of the NE1/4 SW1/4 of Section 1, Township 24 South, Range 6 East of the Willamette Meridian with the center line of the County road (as now established) leading from Crescent Lake to U.S. Highway No. 58; thence Southerly along the centerline of said county road 130 feet; thence Westerly at right angles and perpendicular to the center line of said county road a distance of 137 feet; thence Northerly parallel with the centerline of said county road to the North line of the NE1/4 SW1/4 of said Section 1; thence Easterly along the said North line to the place of beginning.

### PARCEL 3:

Beginning at the intersection of the North line of the Northeast one-quarter of the Southwest one-quarter of Section 1, Township 24 South, Range 6 East of the Willamette Meridian with the center line of the County road (as now established) leading from Crescent Lake to U.S. Highway No. 58; thence Southerly along the centerline of said county road to a point which is 191 feet 2 3/4 inches Southerly along the centerline of said highway from a P.K. nail which is set approximately 18" Northerly along the center line of said highway from the place of beginning; thence Westerly at right angles and perpendicular to the centerline of said county road a distance of 153 feet; thence Northerly parallel with the centerline of said county road to the North line of the Northeast one-quarter of the Southwest one-quarter of said Section 1; thence Easterly along said North line to the place of beginning. SAVING AND EXCEPTING THEREFROM Parcels 1 and 2 mentioned above.

ALSO SAVING AND EXCEPTING from Parcel 1, Parcel 2 and Parcel 3, those portions lying within the County Road.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 3rd day  
of Nov A.D., 19 94 at 10:17 o'clock A M., and duly recorded in Vol. M94  
of Deeds on Page 34052

FEE 35.00

Evelyn Biehn County Clerk

By [Signature]