

90698

11-07-94A11:26 RCVD

Vol. mg4 Page 34319

WARRANTY DEED

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

ALBERT and MONICA WEDAM

2110 Pine Grove Rd.

Klamath Falls, OR 97603

After recording, this Deed shall be delivered to:

ALBERT and MONICA WEDAM

2110 Pine Grove Rd.

Klamath Falls, OR 97603

The true consideration for this transfer is \$55,000.

TONI ARRITOLA, Grantor, conveys and warrants to ALBERT and MONICA WEDAM, husband and wife, Grantees, the following described real property, free of encumbrances except as specifically set forth herein: **See attached Exhibit "A" Legal Description**

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.

DATED this 25 day of October, 1994.

Toni Arritola

TONI ARRITOLA, Grantor

STATE OF PA, County of Columbia ss:

The foregoing instrument was acknowledged before me this 25th day of October, 1994
by _____

Karen P. Wood

Notary Public for _____

My Commission Expires: _____

NOTARIAL SEAL
KAREN P. WOOD, Notary Public
Bloomburg, Columbia County
My Commission Expires Sept. 2, 1996

EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land situate in the NW1/4 NW1/4 of Section 9, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at the Northwest corner of said Section 9; thence South 0 degrees 07'14" West along the West line of said Section, a distance of 846.95 feet to the Northwest corner of Tract No. 1153, "2nd Addition to Pine Grove Ponderosa," thence South 89°50'13" East a distance of 628.75 feet to the Northeast corner of said tract; thence North 89°54' East a distance of 664.12 feet to the Westerly right of way line of Pine Grove Road; thence Northeasterly along said right of way, and along the arc of a 27°20' curve having a radius of 268.73 feet a distance of 128.2 feet to a point on the east line of the NW 1/4 NW1/4 of said Section 9; thence North 0°06' East along said East line a distance of 730.47 feet to the Northeast corner of said NW1/4 NW1/4; thence South 89°55' West along the North line of said Section 9, a distance of 1327.24 feet, more or less, to the point of beginning.

SUBJECT TO:

1. The standard coverage printed exceptions.
2. Taxes for the fiscal year 1994-1995, a lien not yet due and payable.
3. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.
4. An easement created by instrument, subject to the terms and provisions thereof, recorded August 1, 1942 in Volume 149, Page 43, Deed Records of Klamath County, Oregon in favor of the Pacific Telephone and Telegraph Company.
5. A right-of-way easement subject to the terms and provisions thereof recorded on December 16, 1957 in Volume 296, page 276 of Deed Records of Klamath County, Oregon, in favor of the California Oregon Power Company.

6. An easement created by instrument, subject to the terms and provisions thereof recorded July 23, 1958, in Volume 301, page 224, Deed Records of Klamath County, Oregon in favor of the California Oregon Power Company.
7. A right-of-way granted to Pacific Power and Light Company, recorded February 18, 1965 in Volume 359 at page 380, Deed Records of Klamath County, Oregon.
8. A Declaration of Conditions and Restrictions subject to the terms and provisions thereof dated January 20, 1978 and recorded January 23, 1978 in Volume M78 at page 1386, Microfilm Records of Klamath County, Oregon.
9. The life estate created by instrument, subject to the terms and provisions thereof filed May 8, 1992 as Case No. 91-2866CV for LaVonne A. Wedam.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Michael L. Spencer the 7th day
of Nov A.D., 19 94 at 11:26 o'clock A M., and duly recorded in Vol. M94,
of deeds on Page 34319

FEE \$40.00

Evelyn Biehn - County Clerk

By Caroline Mussenden