

92579

12-19-94A11:42 RCVD

WARRANTY DEED

HARRY D. BOIVIN, Grantor, conveys and warrants to HARRY D. BOIVIN, TRUSTEE OF THE HARRY D. BOIVIN TRUST OF DECEMBER 6, 1994, Grantee, the real property more particularly described on Exhibit "A" attached hereto and made a part hereof.

The liability and obligations of the Grantor to Grantee and Grantee's heirs and assigns under the warranties and covenants contained herein or provided by law shall be limited to the amount, nature and terms of any right or indemnification available to Grantor under any title insurance policy, and Grantor shall have no liability or obligation except to the extent that reimbursement for such liability or obligation is available to Grantor under any such title insurance policy.

The true consideration for this conveyance is other value given.

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 6 day of December, 1994.

Harry D. Boivin
HARRY D. BOIVIN

STATE OF OREGON)
) ss.
County of Jackson)

On this 6 day of December, 1994, personally appeared the above-named HARRY D. BOIVIN and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me:



Stuart E. Foster
Notary Public for Oregon

UNLESS A CHANGE IS REQUESTED,
ALL TAX STATEMENTS SHALL BE
SENT TO THE FOLLOWING ADDRESS:
Harry D. Boivin, Trustee
1321 Pear Tree Lane
Medford, OR 97504

AFTER RECORDING, RETURN TO:
Stuart E. Foster
Foster, Purdy, Allan,
Peterson & Dahlin
Post Office Box 1667
Medford, OR 97501

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PARCEL A:

A tract of land situated in the SW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 32, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, and being more particularly described as follows:

Beginning at a chiseled cross on a stone monument buried in the ground, said stone being North 41° East a distance of 1094 feet, more or less, by record from the one-fourth corner common to Sections 31 and 32, Township 38 South, Range 9 East of the Willamette Meridian, and from which stone monument a nail in a tree bears South 33°53' East a distance of 18.46 feet, the center insulator on an electrical transmission tower bears North 86°30' West and power pole K 4754 bears North 59°11' East; thence South 37°29'10" East a distance of 206.81 feet to a one-half inch iron pipe set in concrete on the southerly edge of the Barnhisel entrance road, said point being the True Point of Beginning of the description and from which said point a spike in the base of a tree bears North 30°48' West a distance of 19.40 feet; thence South 07°10' 00" West a distance of 111.11 feet to a one-half inch iron pipe set in concrete from which the corner of a house foundation bears North 69°41' East a distance of 18.19 feet and the center of a sewer manhole cover is 30.9 feet distant; thence South 44°24'20" West a distance of 164.86 feet to a one half inch iron pipe set in concrete, from which the center of a sewer manhole cover bears North 51°30' West a distance of 26.55 feet; thence North 55°27' West 83.00 feet to a one-half inch iron pin; thence North 47°31' East 267.92 feet to the True Point of Beginning, containing 16.377 square feet together with any land lying between Link River and the Southwesterly end of the above described property and with bearings based on recorded survey number 1276.

PARCEL B:

AN UNDIVIDED ONE-THIRD INTEREST IN THE FOLLOWING DESCRIBED REAL PROPERTY:

A private road right-of-way situated in the SW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 32, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, and being more particularly described as follows:

Beginning at a chiseled cross on a stone monument buried in the ground, said stone being North 41° East a distance of 1094 feet, more or less, by record from the one-fourth corner common to Sections 31 and 32, Township 38, South, Range 9 East of the Willamette Meridian, and from which stone monument a nail in a tree bears South 33°53' East a distance of 18.40 feet, the center insulator on an electric transmission tower bears North 86°30' West and power pole K 4754 bears North 59°11' East; thence South 37°29' 10" East a distance of 206.81 feet to a one-half inch iron pipe set in concrete on the southerly edge of the Barnhisel entrance road, said point being the True Point of Beginning of this description and from which said point a spike in the base of a tree bears North 30°48' West a distance of 19.40 feet; thence South 47°31' West 230.92 feet to a one-half inch iron pin; thence North 42°29' West 18.00 feet to a one-half inch iron pin; thence North 47°31' East 235.25 feet to a one-half inch iron pin; thence North 69°39' East 52.37 feet to a one-half inch iron pin on the Northerly line of the Barnhisel property; thence South 52°00' East along said line 28.00 feet to a one-half inch iron pin; thence South 74°34' West 64.53 feet to the true point of beginning; with the bearings of the above description based on recorded survey number 1276.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Foster, Purdy, Allan the 19th day of Dec A.D. 19 94 at 11:42 o'clock A M. and duly recorded in Vol. M94 of Deeds on Page 38088

FEE \$35.00

Evelyn Biehn County Clerk

By Pauline A. McCallister