

MTC 34441-JW

HAROLD BEAUBIEN and LAURA BEAUBIEN, as tenants by the entirety

Grantor, conveys and warrants to TIMOTHY R. WATTERBERG and DEBRA WATTERBERG, as tenants by the entirety

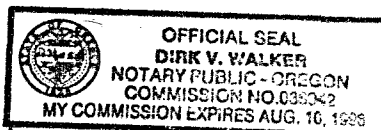
Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein.

LEGAL DESCRIPTION AS SET FORTH IN EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN.

This property is free of liens and encumbrances, EXCEPT:  
See attached

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.

The true consideration for this conveyance is \$ TWO HUNDRED FORTY THOUSAND &amp; 00/100---, [\$240,000.00].

Dated this 26<sup>TH</sup> day of JANUARY 19 95.X Harold Beaubien  
HAROLD BEAUBIENX Laura Beaubien  
LAURA BEAUBIENSTATE OF OREGON, ) ss.  
County of Klamath )BE IT REMEMBERED, That on this 26<sup>TH</sup> day of JANUARY, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named HAROLD BEAUBIEN and LAURA BEAUBIEN

known to me to be the identical individual S described in and who executed the within instrument and acknowledged to me that they executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

Dirk V. Walker  
Notary Public for OregonMy Commission expires Aug. 10, 1998

Title Order No. 34441-JW

Escrow No. \_\_\_\_\_

After recording return to:

TIMOTHY R. WATTERBERG

4125 MEADOWS DR

KLAMATH FALLS, OR 97603

Name, Address, Zip

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

TIMOTHY R. WATTERBERG

4125 MEADOWS DR

KLAMATH FALLS, OR 97603

Name, Address, Zip

THIS SPACE RESERVED FOR RECORDER'S USE

TO BE RECORDED

# **EXHIBIT "A"** **LEGAL DESCRIPTION**

A tract of land situated in the NW1/4 of Section 18, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, being a portion of Deed Volume M79, page 1216, as recorded in the office of the Klamath County Clerk, more particularly described as follows:

Beginning at the Northwest corner of said Section 18; thence South 00 degrees 01' 10" West, along the West line of said Section 18, 2192.47 feet; thence South 89 degrees 51' 42" East 2292.20 feet to a point on the North line of said deed volume and being the true point of beginning of this description; thence South 00 degrees 02' 03" East 310.00 feet; thence South 89 degrees 51' 42" East 281.00 feet to the East line of said Deed Volume; thence South 00 degrees 00' 23" West 155.00 feet; thence North 89 degrees 51' 42" West, along the South line of the NW1/4 of said Section 18, 610.24 feet to the Southwest corner of said Deed Volume; thence leaving said line North 00 degrees 02' 03" West 465.00 feet to the Northwest corner of said Deed Volume; thence South 89 degrees 51' 42" East 329.36 feet to the true point of beginning, with bearings based on recorded Survey No. 2026, as recorded in the Klamath County Surveyor's office.

EXCEPTING THEREFROM a tract of land situated in the NW1/4 of Section 18, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, being a portion of Deed Volume M79, page 1216, as recorded in the office of the Klamath County Clerk, more particularly described as follows:

Beginning at the Northwest corner of said Section 18; thence South 00 degrees 01' 10" West, along the West line of said Section 18, 2192.47 feet; thence South 89 degrees 51' 42" East 2573.41 feet to the true point of beginning of this description and being the Northeast corner of said Deed Volume; thence South 00 degrees 00' 23" West 310.00 feet to the true point of beginning of this description; thence North 89 degrees 51' 42" West 281.00 feet; thence South 00 degrees 02' 03" East 155.00 feet; thence South 89 degrees 51' 42" East 281.00 feet; thence North 00 degrees 00' 23" East 155.00 feet to the true point of beginning, with bearings based on recorded Survey No. 2026, as recorded in the Klamath County Surveyor's office.

TOGETHER WITH AND SUBJECT TO easements for delivery of irrigation water from the Enterprise Irrigation District canal and all other rights of way and easements of record or apparent on the ground.

ALSO TOGETHER WITH the right of ingress and egress over the following-described roads: 60 foot strips of land situated in the N1/2, Section 18, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, being 30 feet on either side of, measured at right angles from, the following-described center lines: Beginning at a point on the Easterly right of way line of State Highway 39; said point being South 00 degrees 01' 10" West 2162.47 feet and South 89 degrees 51' 42" East 25.31 feet from the Northwest corner of said Section 18; thence South 89 degrees 51' 42" East 2548.10 feet to a point, North 89 degrees 51' 42" West 30.00 feet from the East line of the NW1/4, said Section 18.

ALSO, beginning at the center 1/4 corner of said Section 18; thence North 00 degrees 00' 23" East 1334.32 feet to the C-N 1/16 corner of said Section 18.

ALSO, beginning at a point South 00 degrees 01' 10" West 2192.47 feet and South 89 degrees 51' 42" East 1323.84 feet from the Northwest corner of said Section 18; thence South 00 degrees 02' 03" East 465.00 feet to the South line of the NW1/4, said Section 18.

ALSO, beginning at a point South 00 degrees 01' 10" West 2132.47 feet and South 89 degrees 51' 42" East 599.83 feet from the Northwest corner of said Section 18; thence North 00 degrees 02' 42" West 409.32 feet; thence South 89 degrees 59' 04" East 132.38 feet; thence on the arc of a curve to the right (radius = 250.00 feet, central angle = 47 degrees 03' 50") 205.35 feet; thence South 42 degrees 55' 14" East 81.00 feet; thence on the arc of a curve to the left (radius = 175.06 feet, central angle = 71 degrees 03' 30") 217.11 feet; thence North 66 degrees 01' 16" East 144.49 feet; thence on the arc of a curve to the left (radius = 370.00 feet, central angle = 69 degrees 18' 42") 447.60 feet; thence North 03 degrees 17' 26" West 157.53 feet to the North line of the SE1/4 NW1/4, said Section 18.

1) STATUTORY POWERS, INCLUDING THE POWER OF ASSESSMENT OF ENTERPRISE IRRIGATION DISTRICT. 2) RIGHTS OF THE PUBLIC IN AND TO ANY PORTION OF THE HEREIN DESCRIBED PREMISES LYING WITHIN THE LIMITS OF STREETS, ROADS OR HIGHWAYS. 3) RIGHT OF WAY FOR TRANSMISSION LINE RECORDED 5/5/26 IN VOL 69, PAGE 534. 4) EASEMENT FOR IRRIGATION DITCH AS SHOWN ON PLAT NUMBER 33-71. 5) NO MOBILE HOME TO BE PLACED ON SAID PROPERTY AS DISCLOSED BY DEED RECORDED IN VOL M79, PAGE 1216 AND M80, PAGE 23222. 6) EASEMENT FOR DELIVERY OF IRRIGATION WATER FROM THE ENTERPRISE IRRIGATION DISTRICT CANAL AS DISCLOSED BY DEED RECORDED IN VOL M79, PAGE 1216 AND M80, PAGE 23222. 7) EASEMENT RECORDED 2/29/80 IN VOL M80, PAGE 3955 FOR ELECTRICAL RIGHT OF WAY.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 27th day  
 of Jan A.D. 19 95 at 3:32 o'clock P M., and duly recorded in Vol. M95  
 of Deeds on Page 2031  
Bernetha G. Letsch County Clerk  
 By Caroline Mullins

FEE \$40.00