

95476

MTC 34848-M8

Vol. m95 Page 4323

WARRANTY DEED

(Statutory Form)

STANLEY RADOM, Grantor, conveys and warrants to **STEVEN BENNETT** and **JUDI BENNETT**, husband and wife, Grantees, the following described real property located in the County of Klamath, State of Oregon, free of encumbrances except as specifically set forth below:

A PARCEL OF LAND situated in Section 13, Township 35 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

BEGINNING at the Northeast Corner of the NE $\frac{1}{4}$ SE $\frac{1}{4}$ SW $\frac{1}{4}$ of said Section 13; thence South 00 degrees 15'57" West, on the East Line thereof, 660.29 feet to the Southeast Corner of said NE $\frac{1}{4}$ SE $\frac{1}{4}$ SW $\frac{1}{4}$; thence South 88 degrees 50'26" West, on the South Line thereof; 653.92 feet to the Southwest Corner of said NE $\frac{1}{4}$ SE $\frac{1}{4}$ SW $\frac{1}{4}$; thence North 00 degrees 14'54" East, on the West Line thereof, 659.66 feet to the Northwest Corner of said NE $\frac{1}{4}$ SE $\frac{1}{4}$ SW $\frac{1}{4}$; thence North 88 degrees 40'09" East, on the North Line thereof, 503.57 feet; thence North 45 degrees 07'29" East, 163.15 feet to a point on the Southwest Line of the Sprague River Highway; thence South 44 degrees 52'31" East, on said Southwest Line, 50.00 feet; thence South 00 degrees 15'57" West, 76.51 feet to the point of beginning.

TOGETHER WITH a 30 foot wide roadway easement for adjoining property owners use for ingress and egress over and across Parcel 1 to Parcel 2 of Minor Partition 77 - 80 in the SW $\frac{1}{4}$ of Section 15, Township 35 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

Said easement shall start at the Southeast corner of Parcel 1 adjacent to the Sprague River Highway and run Northwesterly parallel and adjacent to the South Boundary of the Sprague River Highway right of way line a distance of sixty feet, as more fully set forth in an agreement recorded October 8, 1986 in Volume M86 at page 18406, Microfilm Records of Klamath County, Oregon.

SUBJECT TO contracts and/or liens for irrigation and/or drainage, the schedule of exclusions from coverage, together with any schedules contained in standard title policies, reservations, easements, restrictions and rights of way of record and those apparent on the land.

ALSO SUBJECT TO rights of the public in and to any portion of the herein described premises lying within the limits of street, roads or highways.

ALSO SUBJECT TO reservations, restrictions and easements, including the terms and provisions thereof, as contained in Land Status Report, recorded November 25, 1958 in Deed Volume 306 page 712, Deed Records of Klamath County, Oregon.

ALSO SUBJECT TO Right of Way Agreement, including the terms and provisions thereof as contained in Deed recorded March 20, 1960 in Deed Volume 319, page 561, Deed Records of Klamath County, Oregon, granted to Pacific Gas Transmission Company, a California corporation.

WARRANTY DEED - Page One

Notice of Location, including the terms and provisions thereof,
 Recorded: September 28, 1961
 Book: 332, page 629, Deed Records of Klamath County, Oregon
 Recorded: January 17, 1979
 Volume: M79, page 1312, Microfilm Records of Klamath County, Oregon

ALSO SUBJECT TO an easement created by instrument, including the terms and provisions thereof,
 Dated: April 18, 1972
 Recorded: March 15, 1974
 Volume: M74, page 3473, Microfilm Records of Klamath County, Oregon
 For: Grantor reserves an easement for joint user roadway and all other roadway purposes
 Affects: Over and across a 30 foot wide strip of land lying North of adjoining and parallel to the Southern boundary

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING AND ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEES TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

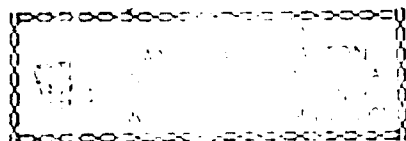
THE TRUE AND ACTUAL CONSIDERATION for this conveyance is FOURTEEN THOUSAND FIVE HUNDRED AND NO/100THS DOLLARS (\$14,500.00).

DATED this 28th day of May, 1987.

Stanley Radom
 Stanley Radom, Grantor

STATE OF CALIFORNIA/County of San Diego) ss.

THIS INSTRUMENT was acknowledged before me this 28 day of May, 1987, by Stanley Radom.



Andrew S. Dwyer
 NOTARY PUBLIC FOR CALIFORNIA
 My Commission Expires:

GRANTORS NAME AND ADDRESS:
 STANLEY RADOM
 2340 Janin Way
 Solvang, CA 93463

STATE OF OREGON)
) ss.
 County of Klamath)

GRANTEES NAME AND ADDRESS:
 STEVIN BENNETT
 JUDI BENNETT
 2331 Culver Way
 San Diego CA 92109
 AFTER RECORDING, RETURN TO
 Steven & Judi Bennett
 3515 Clairemont Mesa Blvd.
 San Diego, CA 92117

I certify that the within instrument was received for record on the 27th day of Feb, 1995, at 1:40 o'clock P.M., and recorded in Book M95 on Page 4323 or as File Reel Number 95476, Record of Deeds of said County.

Until a Change is Requested, Tax Statements Should be Sent to:

WITNESS my hand and seal of County affixed.

Bernice G. Letsch, County Clerk
 Recording Officer

By: Michael S. Mendenhall
 Deputy

FEE: \$5.00