

95896

03-08-5A11-04 RCVD

Vol. 145 Page - 5144

HOWARD J. BURROWS and JEAN C. BURROWS, husband and wife

, Grantor,

conveys and warrants to

DONALD J. DUGDALE and CONNIE L. DUGDALE, husband and wife

, Grantee,

the following described real property situated in KLAMATH  
free of encumbrances except as specifically set forth herein, to-wit:

County OR

AS PER EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

RIGHTS OF THE PUBLIC IN STREETS, ROADS AND HIGHWAYS.  
This conveyance is subject to and except covenants, conditions, restrictions, reservations, easements  
OF RECORD.

\*\* THE CONSIDERATION HEREIN IS BEING PAID BY A QUALIFIED INTERMEDIARY, 1031  
FACILITATORS, INC., AS PART OF AN IRC 1031 EXCHANGE.

The true consideration for this conveyance is \$ 112,000.00 \*\*

"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: 03/01/95

*Howard J. Burrows*  
HOWARD J. BURROWS

*Jean C. Burrows*  
JEAN C. BURROWS

STATE OF OREGON

County of Lake

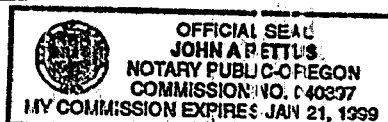
ss.

This instrument was acknowledged before me on

March 3, 1995

by

HOWARD J. BURROWS AND JEAN C. BURROWS



*John A. Pettus*  
Notary Public for Oregon  
My commission expires: 1-21-1999

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

466 MANSFIELD  
SPRINGFIELD, OREGON 97477

After recording return to: Western Pioneer Title Co., P.O. Box 10146, Eugene, Oregon 97440

**EXHIBIT "A"**  
**DESCRIPTION OF PROPERTY**

The following described real property situate in Klamath County, Oregon.

A parcel of land located in the SE $\frac{1}{4}$  of Section 18, Township 24 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Commencing at the Southeast corner of said Section 18; thence North 89 degrees 03' 04" West along the South line of Section 18, a distance of 870.00 feet to a  $\frac{1}{2}$  inch iron rod; thence North 01 degrees 03' 41" East along a line parallel to the East line of said Section 18, a distance 560.00 feet to a  $\frac{1}{2}$  inch iron rod at the true point of beginning; thence North 89 degrees 08' 04" West along a line parallel with the South line of said Section 18, a distance of 455.00 feet to a  $\frac{1}{2}$  inch iron rod; thence North 01 degrees 03' 41" East along a line parallel with said East line, 397.15 feet to a  $\frac{1}{2}$  inch iron rod; thence continuing North 01 degrees 03' 41" East 25 feet, more or less to the center thread of Crescent Creek; thence Easterly along said center thread, 475 feet more or less to a point on the Westerly right of way of an easement and right of way recorded May 24, 1979 in Volume M79 page 11935, Microfilm Records of Klamath County, Oregon; thence along the arc of a 170.00 foot radius curve to the right 40.00 feet more or less to a  $\frac{1}{2}$  inch iron rod at the point of tangency; thence South 18 degrees 02' 08" West along said right of way 171.21 feet to a  $\frac{1}{2}$  inch iron rod; thence continuing along said right of way along the arc of a 130.00 foot radius curve to the left, 141.41 feet (the chord bears South 13 degrees 07' 37" East, 134.54 feet to a  $\frac{1}{2}$  inch iron rod); thence continuing along said right of way along the arc of a 95.68 foot radius curve to the right 75.73 feet, (the chord bears South 21 degrees 36' 51" East, 73.77 feet to  $\frac{1}{2}$  inch iron rod); thence South 01 degrees 03' 41" West along said right of way, 80.75 feet to the true point of beginning.

TOGETHER WITH a non-exclusive easement and right of way for ingress and egress to said parcel from Pine Creek Loop, a dedicated street over a strip of land 60 feet, in width, the centerline of which is described as follows:

Commencing at the Southeast corner of said Section 18; thence North 89 degrees 08' 04" West along the South line of said Section 840.00 feet to the point of beginning for said easement; thence North 01 degrees 03' 41" East 640.65 feet; thence along the arc of a 125.68 foot radius curve to the left, 99.48 feet (the chord bears North 21 degrees 36' 51" West, 96.90 feet); thence along the arc of a 100.00 foot radius curve to the right, 108.78 feet, (the chord bears North 13 degrees 07' 38" West, 103.49 feet); thence North 18 degrees 02' 08" East, 171.21 feet; thence along the arc of a 200.00 foot radius curve to the left, 61.37 feet, (the chord bears North 9 degrees 10' 24" East, 61.62 feet); thence North 00 degrees 18' 40" East, 268.72 feet to the Southerly right of way of Pine Creek Loop Road as shown on the official plat of Tract 1052, Crescent Pines. The Southerly terminus of said easement being the South line of said Section 18 and the Northerly terminus being the Southerly right of way said Pine Creek Loop Road.

The above legal description is based upon survey map provided by B. A. Sutton, surveyor, which was based upon Survey No. 2495 and No. 1039, on file in the Klamath County Engineer's office.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title the 8th day of March A.D., 19 95 at 11:04 o'clock A M., and duly recorded in Vol. M95 of Deeds on Page 5144.

FEE \$35.00

By Bernetha G. Letsch, County Clerk  
By Supette