

06-05-95P03:52 RCVD

**MOUNTAIN TITLE COMPANY**

**MOUNTAIN TITLE COMPANY**

## WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by EAST CASCADE PROPERTIES, INC., an Oregon Corporation, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, the certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of KLAMATH and State of Oregon, described as follows, to-wit:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

**MOUNTAIN TITLE COMPANY**

***"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."***

*To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.*

And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple and the above granted premises, free from all encumbrances except those of record and those apparent upon the land, if any, as the date of this deed, and that

grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 28,000.00

~~ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED EXCEPT WHERE SHOWN OTHERWISE~~

*In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.*

In Witness Whereof, the grantor has executed this instrument this 2nd day of June, 1995; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

STATE OF OREGON,  
County of KLAMATH ) ss.  
June 2, 1995

*Cheeryl L. Carlisle*  
CHERYL L. CARLISLE

Personally appeared the above named \_\_\_\_\_  
CHERYL L. CARLISLE

\_\_\_\_\_ and acknowledged the foregoing instrument  
to be her voluntary act and deed.

Before me: Nelen M. Jule  
Notary Public for Oregon  
My commission expires:

STATE OF OREGON, County of \_\_\_\_\_ ) ss.  
The foregoing instrument was acknowledged before me this \_\_\_\_\_, 19\_\_\_\_, by \_\_\_\_\_, \_\_\_\_\_, president, and by \_\_\_\_\_, \_\_\_\_\_, secretary of \_\_\_\_\_.

a \_\_\_\_\_ corporation, on behalf of the corporation.

Notary Public for Oregon \_\_\_\_\_  
My commission expires: \_\_\_\_\_ (SEAL)



CHERYL L. CARLISLE  
2112 DAWN DR.  
KLAMATH FALLS, OR 97603

GRANTOR'S NAME AND ADDRESS  
EAST CASCADE PROPERTIES, INC.  
P.O. BOX 214  
KLAMATH FALLS, OR 97601

GRANTEE'S NAME AND ADDRESS

After recording, return to:  
EAST CASCADE PROPERTIES, INC.  
P.O. BOX 214  
KLAMATH FALLS, OR 97601

NAME ADDRESS ZIP

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

**EAST CASCADE PROPERTIES, INC.**  
**P.O. BOX 214**  
**KLAMATH FALLS, OR 97601**

NAME, ADDRESS, ZIP

STATE OF OREGON,  
County of \_\_\_\_\_ ss.

I certify that the within instrument was received for record on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and recorded in book \_\_\_\_\_ on page \_\_\_\_\_ or as file/reel number \_\_\_\_\_.

Record of Deeds of said county.  
Witness my hand and seal of County  
affixed.

By \_\_\_\_\_ Recording Officer Deputy

**MOUNTAIN TITLE COMPANY**

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

A parcel of land situated in Section 29, Township 37 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Commencing at the Southwest corner of the NW1/4 of said Section 29; thence South 88 degrees 48' 32" East along the South line of said NW1/4, 59.33 feet to a 5/8 inch iron pin marking the point of beginning for this description; thence continuing South 88 degrees 48' 32" East along said South quarter section line 1238.60 feet to a 5/8 inch iron pin marking the Southeast corner of the SW1/4 of the NW1/4 of said Section 29; thence North 02 degrees 16' 26" West along the East line of said SW1/4 of the NW1/4, 744.37 feet to a 5/8 inch iron pin; thence North 88 degrees 48' 32" West 1084.98 feet to a 5/8 inch iron pin in the center line of an existing dirt road; thence along said road centerline the following courses and distances:

South 14 degrees 12' 26" West, 177.63 feet to a 5/8 inch iron pin; South 09 degrees 21' 48" West, 384.60 feet to a 5/8 inch iron pin; South 05 degrees 24' 21" West, 189.77 feet to the point of beginning.

TOGETHER WITH a roadway easement 60.00 feet in width lying 30.00 feet on either side of the following described centerline:

Commencing at the Southeast corner of the SW1/4 of the NW1/4 of said Section 29; thence North 02 degrees 16' 26" West along the East line of said SW1/4 of the NW1/4, 271.62 feet to the centerline of Simpson Canyon Road, the point of beginning for this road easement; thence along the centerline of said Simpson Canyon Road the following courses and distances:

South 66 degrees 52' 25" East, 227.70 feet; South 85 degrees 08' 49" East, 253.74 feet; North 88 degrees 11' 30" East, 287.51 feet; South 58 degrees 58' 47" East, 209.18 feet; South 34 degrees 27' 44" East, 397.76 feet; South 27 degrees 24' 31" East, 760.81 feet; South 30 degrees 42' 36" East, 460.53 feet; South 28 degrees 07' 32" East, 413.24 feet; South 36 degrees 50' 53" East, 404.62 feet; South 68 degrees 28' 33" East, 246.02 feet; thence leaving said Simpson Canyon Road centerline the following courses and distances:

North 12 degrees 19' 57" West, 598.13 feet; North 03 degrees 36' 12" West, 374.59 feet to the centerline of a private road easement recorded in Deed Volume M73, page 16734, Microfilm Records of Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 5th day  
of June A.D., 19 95 at 3:52 o'clock P M., and duly recorded in Vol. M95  
of Deeds on Page 14826

FEE \$35.00

By Bernetha G. Netsch County Clerk