

8821

CONSERVATOR'S DEED

Vol. 195 Page 30550

THIS INDENTURE Made this 6th day of November, 1995, by and between THOMAS E. SEELEY the duly appointed, qualified and acting conservator of ARLEEN SEELEY, aka ARLEEN OUKRIP SEELEY aka ARLEEN F. SEELEY, a protected person, hereinafter called the first party, and TY R. WITT and ELISABETH A. WITT, husband and wife hereinafter called the second party; WITNESSETH:

For value received and the consideration hereinafter stated, the receipt whereof hereby is acknowledged, the first party has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the second party and second party's heirs, successors-in-interest and assigns all the estate, right and interest of the protected person in that certain real property situated in the County of Klamath, State of Oregon, described as follows, to-wit:

SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF AS THOUGH FULLY SET FORTH HEREIN....

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

TO HAVE AND TO HOLD the same unto the second party, and second party's heirs, successors-in-interest and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$220,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). (The sentence between the symbols @, if not applicable, should be deleted. See ORS 93.030.)

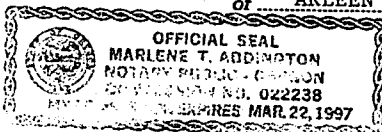
IN WITNESS WHEREOF, the first party has executed this instrument; if first party is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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.

THOMAS E. SEELEY, CONSERVATOR

Conservator of the Estate of a Protected Person

STATE OF OREGON, County of Klamath ss. This instrument was acknowledged before me on November 7, 1995, by THOMAS E. SEELEY as CONSERVATOR of ARLEEN SEELEY



Marlene T. Addington Notary Public for Oregon My commission expires March 22, 1997

Grantor's Name and Address

Grantee's Name and Address

After recording return to (Name, Address, Zip): TY R. & ELISABETH WITT 1930 TINGLEY LANE KLAMATH FALLS, OREGON 97601

Until requested otherwise send all tax statements to (Name, Address, Zip): SAME AS ABOVE

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON, County of ss. I certify that the within instrument was received for record on the day of 1995, at o'clock M., and recorded in book/roll/volume No. on page and/or as fee/file/instrument/microfilm/reception No. Record of Deeds of said County. Witness my hand and seal of County affixed.

NAME TITLE By Deputy

11-08-95A11:10 RCVD

## EXHIBIT "A"

## PARCEL 1:

A parcel of land situated in Section 21, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, being more particularly described as follows:

Commencing at the Southwesterly corner of said Section 21; thence North 00 degrees 08' 31" East along the Westerly line of said Section 21, 373.92 feet; thence leaving said Westerly section line South 89 degrees 51' 29" East, 30.00 feet to the Easterly right of way line of a county road said intersection marking the point of beginning for this description; thence continuing South 89 degrees 51' 29" East, 675.62 feet to the Westerly right of way line of the U.S.B.R. Klamath Project C-4-E lateral; thence North 04 degrees 26' 29" West along said Westerly right of way line; 224.67 feet to the beginning of a curve to the left; thence along the arc of a 118.16 foot radius curve to the left (delta = 19 degrees 24' 37"; long chord = North 14 degrees 08' 47" West, 39.84 feet) 40.03 feet to the end of a curve; thence leaving said Westerly lateral right of way line North 81 degrees 18' 29" West, 328.34 feet; thence South 01 degree 42' 01" West, 69.17 feet; thence South 88 degrees 13' 46" West, 321.44 feet to said Easterly county road right of way line; thence South 00 degrees 08' 31" West along said county road right of way line, 231.50 feet to the point of beginning.

Continued on next page

## PARCEL 2:

A tract of land situated in the S 1/2 SW 1/4 of Section 21, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point on the Easterly right of way of the U.S.B.R. C-4-E Lateral and the South line of said Section 21; said point being North 88 degrees 04' 48" East 849.39 feet from the Southwest corner of said Section 21; thence Northerly along the Easterly right of way of said lateral the following courses: North 28 degrees 15' West 133.37 feet, along the arc of a curve to the right (radius = 118.24 feet) 48.84 feet, North 04 degrees 35' West 438.30 feet, along the arc of a curve to the left (radius = 168.24 feet) 113.05 feet, North 43 degrees 05' West 181.79 feet; thence leaving said right of way, West 1191.46 feet to the Westerly right of way of the U.S.B.R. 1-N Drain; thence Southerly along said right of way the following courses: South 04 degrees 04' East 318.00 feet, South 09 degrees 32' East, 326.46 feet, South 10 degrees 02' East, 164.45 feet to the South line of said Section 21; thence South 88 degrees 04' 48" East, 1016.46 feet to the point of beginning, with bearings based on Survey No. 1681 as recorded in Klamath County Surveyor's office.

CODE 164 MAP 3909-2100 TL 1800

CODE 164 MAP 3909-2100 TL 2000

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 8th day  
of November A.D., 19 95 at 11:10 o'clock A M., and duly recorded in Vol. M95  
of Deeds on Page 30550

FEE \$40.00

By Bernetha G. Letsch, County Clerk  
Annette Mueller