

13633 MTC37217KR

WARRANTY DEED

Vol. 1196 Page 4643

AND  
TERRY J. SCHLEISMAN/DEBORAH S. SCHLEISMAN, JEAN I. BALDWIN,  
Grantor(s) hereby grant, bargain, sell and convey to  
RICHARD T. REEVES and DEBORAH L. REEVES, husband and wife,  
Grantee(s) and grantee's heirs, successors and assigns the following described  
real property, free of encumbrances except as specifically set forth herein in  
the County of KLAMATH and State of Oregon, to wit:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE  
SUBJECT TO: all those items of record and those apparent upon the land, if  
any, as of the date of this deed and those shown below, if any:  
and the 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.

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 and actual consideration for this conveyance is \$ 175,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the  
following address: P.O. Box 848, Klamath Falls, OR 97601

Dated this 15th day of February, 1996.

Terry J. Schleisman

by Jean I. Baldwin POA his attorney in fact.  
TERRY J. SCHLEISMAN

Deborah S. Schleisman

by Jean I. Baldwin POA her attorney in fact.  
DEBORAH S. SCHLEISMAN

Jean I. Baldwin  
JEAN I. BALDWIN

NOTARY ACKNOWLEDGEMENT

STATE OF OREGON

SS. February 15 19 96

COUNTY OF KLAMATH

Personally appeared the above named JEAN I. BALDWIN for herself and as  
attorney-in-fact for TERRY J. SCHLEISMAN and DEBORAH S. SCHLEISMAN

and acknowledged the foregoing instrument to be their voluntary act.



(seal)

Before me:

Kristi L. Redd

Notary Public for Oregon

My commission expires 11/16/99

Return to:

RICHARD T. REEVES

P.O. Box 848

Klamath Falls, OR 97601

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

A portion of Lot 5, Section 29, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, being land lying West and North of the U.S.R.S. Diversion Reservoir and channel, more particularly described as follows:

Beginning at a point on the West line of Section 29, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, which point is the intersection of said section line with the Northerly right of way line of the U.S.R.S. Lost River Diversion Channel, and which is 416.7 feet, more or less, North of the Southwest corner of said Section 29; thence North along said section line a distance of 400 feet, more or less, to a point in line with a fence running Northeasterly therefrom along and near the Northerly right of way line of the U.S.R.S. drainage ditch known as No. 17 Drain; thence North 63 degrees 02' East along said fence line a distance of 677.5 feet; thence South 33 degrees 28' East a distance of 655 feet, more or less, to the Northerly right of way of said Lost River Diversion Channel; thence Southwesterly, along said Diversion Channel right-of-way line to the point of beginning.

EXCEPTING THEREFROM a tract of land situated in Lot 5, Section 29, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a point being the intersection of the West section line of said Section 29, and the Northerly right-of-way line of the U.S.R.S. Lost River Diversion Channel, from which the Section corner common to Sections 29, 30, 31 and 32, said Township and Range bears South 00 degrees 18' 51" West, 439.47 feet; thence North 00 degrees 18' 51" East, 280.41 feet along said Section line; thence North 83 degrees 12' 40" East, 30.19 feet to a 1/2" iron rod; thence North 83 degrees 12' 40" East, 408.32 feet to a 1/2" iron rod; thence South 05 degrees 23' 49" East, 212.34 feet to a 1/2" iron rod, said point being on the Northerly right of way line to said diversion channel; thence along the arc of a curve to the left 111.01 feet, (central angle 3 degrees 44' 11", radius 1702.3 feet, chord bears South 76 degrees 36' 57", 110.99 feet), being also along the Northerly right-of-way of said diversion channel, to a 1/2" iron rod; thence South 74 degrees 44' 51" West, 330.66 feet to a 1/2" iron rod, also being along said right-of-way; thence South 74 degrees 44' 51" West, 31.05 feet along said right-of-way to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 20th day  
of Feb A.D., 19 96 at 11:53 o'clock A M., and duly recorded in Vol. M96  
of Deeds on Page 4643

FEE \$35.00

By Bernetha G. Leisch County Clerk  
Spiller Trubay