

vol<u>m97</u> Page__ KLAWATH COUNTY TITLE COMPANY

K-50160 STATUTORY WARRANTY DEED (Individual or Corporation)

The state of the s	ROGER G. SCHAEFLE AND NANC		, Grantor,
nveys and warrants to	ERNEST J. TEAGUE AND ALBER	RTA J. TEAGUE, husband and t	vire
following described r	eal property in the County of Klamath	and State	,
tottowing described.			
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	liens and encumbrances, EXCEPT: SUBJECT	TO Receivations and restrictions of re	cord, rights of way, an
nis property is tree of exements of record an	d those apparent upon the land, contracts and	d/or liens for irrigation and/or drainage	• •
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Ernest J. & Alberta J. Teague 40361 Bunn Way Bonanza, Oregon 97623

DESCRIPTION

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

The SE¹, that part of the SW¹NE¹ lying South of the Langell Valley Irrigation District North Canal, all in Section 21, Township 39 South, Range 12 East of the Willamette Meridian, EXCEPTING THEREFROM the following described Parcels A and B:

Parcel A: Commencing at the corner common to Sections 21, 22, 27 and 28, Township 39 South, Range 12 East of the Willamette Meridian; thence West, along the South boundary of Section 21, 2041.10 feet; thence North 3°37' West, 2059.08 feet; thence South 84°00' West, 20.02 feet, to the true point of beginning; thence South 84°00' West 473.40 feet, more or less to the North-South centerline of Section 21; thence North along said centerline to the center one-quarter corner of said Section 21; thence East, along the East-West centerline of said Section 21, to the Langell Valley Irrigation District North Canal; thence Southerly along said canal to a point due East of the true point of beginning; thence West to the true point of beginning.

Parcel B: Commencing at the corner common to Sections 21, 22, 27 and 28, Township 39 South, Range 12 East of the Willamette Meridian; thence West, along the South boundary of Section 21, 2041.10 feet; thence North 3°37' West, 1233.15 feet; thence North 86°23' East, 20.00 feet to the true point of beginning; thence North 86°23' East, 241.32 feet; thence South 34°27' East, 376.00 feet; thence South 86°23' West, 434.04 feet; thence North 3°37' West, 322.86 feet to the true point of beginning.

Subject to a 40.00 foot wide roadway easement, being 20.00 feet either side of the following described centerline: Commencing at the corner common to Sections 21, 22, 27 and 28; thence West, along the South boundary of Section 21, 2041.10 feet to the true point of beginning; thence North 3°37' West 2059.08 feet; thence North 11°01' West, 239.56 feet.

DIMIL OF OXEGON : COU	VIT OF KLAMAIH:	
Filed for record at request of	1116 4.06	dav
of <u>April</u>	A.D., 19 97 at 3:16 o'clock P. M., and duly recorded in Vol. M97	
	of Deeds on Page 9493	
	Bernetha G. Letsch, Gounty Clerk	
FEE \$35.00	by Kottlun Kosz	
	<u> </u>	