

35431

MTC 40951-LW  
WARRANTY DEED

Vol. 1197 Page 9894

MARY L. IRWIN,

Grantor(s) hereby grant, bargain, sell and convey to:

THE KLAMATH TRIBES,

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.

APR -3 P357  
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 \$ 21,250.00.

97 Until a change is requested, all tax statements shall be sent to Grantee at the following address: P.O. BOX 436, CHILOQUIN, OR 97624

Dated this 28 day of MARCH, 1997.



Mary L. Irwin  
MARY L. IRWIN

STATE OF OREGON

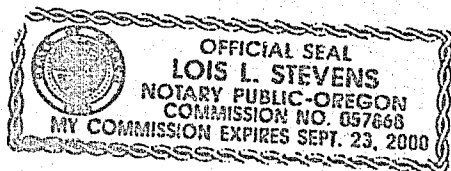
SS. MARCH

1997

COUNTY OF Jackson

Personally appeared the above named MARY L. IRWIN

and acknowledged the foregoing instrument to be HER voluntary act.



(seal)

Before me:

Lois L. Stevens

Notary Public for OREGON

My commission expires 9-23-00

ESCROW NO. MT40951-LW

Return to:

THE KLAMATH TRIBES

P.O. BOX 436

CHILOQUIN, OR 97624

45'

EXHIBIT "A"  
LEGAL DESCRIPTION

PARCEL 1:

A tract of land situated in the SE1/4 of the SW1/4 of Section 34, Township 34 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the intersection of the Westerly line of LaLakes Avenue and the Southerly line of Palmer Street, if extended; thence South 30 degrees 30' West 350 feet to the true point of beginning; thence South 30 degrees 30' West 50 feet; thence North 59 degrees 30' West 125 feet; thence North 30 degrees 30' East 50 feet; thence South 59 degrees 30' East 125 feet to the true point of beginning, also known as Lot 72 of SPINKS ADDITION TO CHILOQUIN, an unplatted subdivision, with bearings based on Survey No. 2448 filed in the Engineer's Office for Klamath County.

PARCEL 2:

A tract of land situated in the SE1/4 of the SW1/4 of Section 34, Township 34 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the intersection of the Westerly line of LaLakes Avenue and the Southerly line of Palmer Street, if extended; thence South 30 degrees 30' West 460 feet to the true point of beginning; thence North 30 degrees 30' East 60 feet to a 1/2 inch iron pin; thence North 59 degrees 30' West 125 feet to a 1/2 inch iron pin; thence South 30 degrees 30' West 60 feet to a 1/2 inch iron pin; thence South 59 degrees 30' East 125 feet to a 1/2 inch iron pin marking the true point of beginning, also known as Lot 73, SPINKS ADDITION TO CHILOQUIN, an unplatted subdivision, with bearings based on Survey No. 2448 filed in the Engineer's Office for Klamath County.

PARCEL 3:

A tract of land situated in the SE1/4 of the SW1/4 of Section 34, Township 34 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the intersection of the Westerly line of LaLakes Avenue and the Southerly line of Palmer Street, extended; thence South 30 degrees 30' West 460 feet along the Westerly line of LaLakes Avenue to the true point of beginning; thence North 59 degrees 30' West 125 feet to a 1/2 inch iron pin; thence South 30 degrees 30' West 50 feet to a 1/2 inch iron pin; thence South 59 degrees 30' West 125 feet to a 1/2 inch iron pin on the Westerly line of LaLakes Avenue; thence North 30 degrees 30' East along said Westerly line of LaLakes Avenue 50 feet to the true point of beginning, also known as Lot 74 of SPINKS ADDITION TO CHILOQUIN, an unplatted subdivision, with bearings based on Survey No. 2448 filed in the Engineer's Office for Klamath County, Oregon.

PARCEL 4:

A tract of land situated in the SE1/4 of the SW1/4 of Section 34, Township 34 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the intersection of the Westerly line of LaLakes Avenue and the Southerly line of Palmer Street, extended; thence South 30 degrees 30' West 510 feet along the Westerly line of LaLakes Avenue to the true point of beginning; thence North 59 degrees 30' West 125 feet to a 1/2 inch iron pin; thence South 30 degrees 30' West 50 feet to a 1/2 inch iron pin; thence South 59 degrees 30' East 90.59 feet to a 1/2 inch iron pin on the Northerly line of that property owned by C.C. Heidrick and Alex Shive, as shown in Deed  
(continued)



**EXHIBIT "A"**  
**LEGAL DESCRIPTION (continued)**

Volume 71 at page 621; Records of Klamath County, Oregon; thence Northeasterly along said North line of said property 52.54 feet to a 1/2 inch iron pin on the Westerly line of LaLakes Avenue; thence North 30 degrees 30' East along said Westerly line of LaLakes Avenue 10.30 feet to a 1/2 inch iron pin marking the true point of beginning, also known as a portion of Lot 75, of SPINKS ADDITION TO CHILOQUIN, an unplatted subdivision, with bearings based on Survey No. 2448 filed in the Engineer's Office for Klamath County.

**PARCEL 5:**

A tract of land situated in the SE1/4 SW1/4 of Section 34, Township 34 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the intersection of the Westerly line of LaLakes Avenue and the Southerly line of Palmer Street extended; thence South 30 degrees 30' West 510 feet along the Westerly line of LaLakes Avenue to a 1/2 inch iron pin; thence North 59 degrees 30' West 125 feet to a 1/2 inch iron pin marking the true point of beginning; thence continuing North 59 degrees 30' West 151.30 feet to a 1/2 inch iron pin on the East line of Applegate Avenue; thence South 00 degrees 57' 14" West 57.47 feet along the East line of Applegate Avenue to a 1/2 inch iron pin; thence leaving said East line of Applegate Avenue, South 59 degrees 30' East 122.97 feet to a 1/2 inch iron pin; thence North 30 degrees 30' East a distance of 50 feet to the true point of beginning, also known as Lot 78, SPINKS ADDITION TO CHILOQUIN, an unplatted subdivision, with bearings based on Survey No. 2448 filed in the Engineer's Office of Klamath County, Oregon.

**PARCEL 6:**

A tract of land situated in the SE1/4 of the SW1/4 of Section 34, Township 34 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the intersection of the Westerly line of LaLakes Avenue and the Southerly line of Palmer Street, extended; thence South 30 degrees 30' West, 460 feet along the Westerly line of LaLakes Avenue to a 1/2 inch iron pin; thence North 59 degrees 30' West 125 feet to a 1/2 inch iron pin and the true point of beginning; thence continuing North 59 degrees 30' West 179.65 feet to a 1/2 inch iron pin on the East line of Applegate Avenue; thence South 00 degrees 57' 14" West 57.47 feet along the East line of Applegate Avenue to a 1/2 inch iron pin; thence leaving said East line of Applegate Avenue, South 59 degrees 30' East 151.30 feet to a 1/2 inch iron pin; thence North 30 degrees 30' East 50 feet to the true point of beginning, also known as Lot 79 of SPINKS ADDITION TO CHILOQUIN, an unplatted subdivision in Klamath County, Oregon, with bearings based on Survey No. 2448 filed in the Engineer's Office for Klamath County, Oregon.

**PARCEL 7:**

A tract of land situated in the SE1/4 of the SW1/4 of Section 34, Township 34 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the intersection of the Westerly line of LaLakes Avenue and the Southerly line of Palmer Street, if extended; thence South 30 degrees 30' West 460 feet; thence North 59 degrees 30' West 125 feet to a 1/2 inch iron pin marking the true point of beginning; thence North 30 degrees 30' East 60 feet to a 1/2 inch iron pin; thence North 59 degrees 30' West 213.66 feet to a 1/2 inch iron pin on the East line of Applegate Avenue; thence Southerly along Applegate Street 68.97 feet to a point that bears North 59 degrees 30' West from the point of beginning; thence South 59 degrees 30' East 179.65 feet to the true point of beginning, also known as Lot 80 of SPINKS ADDITION TO CHILOQUIN, an unplatted subdivision, with bearings based on Survey No. 2448 filed in the Engineer's Office for Klamath County, Oregon.

EXHIBIT "A"  
LEGAL DESCRIPTION (continued)

9897

PARCEL 8:

A tract of land situated in the SE1/4 of the SW1/4 of Section 34, Township 34 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the intersection of the Westerly line of LaLakes Avenue and the Southerly line of Palmer Street, if extended; thence South 30 degrees 30' West 350 feet to a 1/2 inch iron pin; thence North 59 degrees 30' West 125 feet to a 1/2 inch iron pin and the true point of beginning; thence South 30 degrees 30' West 50 feet to a 1/2 inch iron pin; thence North 59 degrees 30' West 213.66 feet to a 1/2 inch iron pin; thence North 00 degrees 57' 14" East 7.68 feet to a 1/2 inch iron pin; thence North 47 degrees 27' 05" East along the Southeasterly line of Charlie Avenue a distance of 45.27 feet to a 1/2 inch iron pin; thence South 59 degrees 30' East 204.24 feet to the true point of beginning, also known as Lot 81 of SPINKS ADDITION TO CHILOQUIN, an unplatted subdivision, with bearings based on Survey No. 2448 filed in the Engineer's Office for Klamath County, Oregon.

PARCEL 9:

A tract of land situated in the SE1/4 of the SW1/4 of Section 34, Township 34 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the intersection of the Westerly line of LaLakes Avenue and the Southerly line of Palmer Street, if extended; thence South 30 degrees 30' West 350 feet; thence North 59 degrees 30' West 125 feet to a 1/2 inch iron pin and the true point of beginning; thence North 30 degrees 30' East 50 feet to a 1/2 inch iron pin; thence North 59 degrees 30' West 189 feet to the Southeasterly line of Charley Avenue; thence South 47 degrees 27' 05" West along said Easterly line 52.27 feet to a 1/2 inch iron pin; thence South 59 degrees 30' East 204.24 feet to the true point of beginning, also known as Lot 82 of SPINKS ADDITION TO CHILOQUIN, an unplatted subdivision, with bearings based on Survey No. 2448 filed in the Engineer's Office for Klamath County, Oregon.

STATE OF OREGON : COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 3rd day  
of April A.D., 19 97 at 3:57 o'clock P. M., and duly recorded in Vol. M97  
of Deeds on Page 9894

FEE \$45.00

Bernetha G. Letsch, County Clerk  
by Kathleen Kiser