

63307

WHEN RECORDED MAIL TO:

SUSAN R. WAGNER

98 JUL 24 A9:19

(Don't use this space; reserved for recording label in counties where used.)

MAIL TAX STATEMENTS TO:

SUSAN R. WAGNER
3725 Shasta Way
Klamath Falls, OR 97603

County of ... 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 filing fee number ... , Record of Deeds of said County.

Witness my hand and seal of County affixed.

Title Deputy

MTC 44974 mg

WARRANTY DEED

RAYMOND G. NELSON aka RAYMOND GORDON NELSON and FLORENCE C. NELSON, as tenants by the entirety, GRANTOR, conveys and warrants to

SUSAN R. WAGNER, a single woman,

GRANTEE, the following described real property situate in Klamath County, Oregon, free of encumbrances except as specifically set forth below:

A portion of Tract 17, ENTERPRISE TRACTS, located in the E1/2SW1/4 of Section 34, Township 38 South, Range 9 East of the Willamette Meridian, described as follows: Beginning at an iron pin located in the Northeast corner of said Tract 17, Enterprise Tract; thence S.1°48'W. a distance of 955.9 feet to an iron pin on the corner of "Fehlen Shopping Center Lots" and the West line of "Bryant Tracts No. 2"; thence N.39°36'W. along the Northeasterly boundary of "Fehlen Shopping Center Lots" a distance of 538.8 feet to an iron pin; thence N.85°30'W. along the North boundary of "Fehlen Shopping Center Lots" a distance of 305.7 feet to an iron pin the West line of said Tract 17; thence N.0°24'E. along said West line of Tract 17 a distance of 184.55 feet to an iron pin in the West bank of a creek; thence in a Northeasterly direction along the West bank of said creek to the intersection of said West bank of the creek and the North line of said Tract 17; thence S.89°36'E. along the North line of said Tract 17 a distance of 469.2 feet, more or less, to the point of beginning.

(DESCRIPTION CONTINUED ON REVERSE SIDE HEREOF)

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 75,000.00. However, the actual consideration consists of or includes other property or value given or promised which is (part of the) (the whole) consideration.

In construing this deed and where the context so requires, the singular includes the plural.

Dated this 30th day of August, 19 85

RAYMOND G. NELSON

FLORENCE C. NELSON

STATE OF OREGON, County of Klamath ) ss. August 30, 19 85

Personally appeared the above named RAYMOND G. NELSON and FLORENCE C. NELSON

and acknowledged the foregoing instrument to be their voluntary act and deed.

(Official Seal)

Before me: Kristi L. Redd Notary Public for Oregon My commission expires 11/16/87

MAIL TAX STATEMENTS AS DIRECTED ABOVE

GIACOMINI, JONES & ASSOCIATES ATTORNEYS AT LAW A PROFESSIONAL CORPORATION 633 MAIN STREET KLAMATH FALLS, OREGON 97601

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(PROPERTY DESCRIPTION CON'T.):

27114

Also, a portion of Tract 17, ENTERPRISE TRACTS, located in the E½SW½SE½ of Section 34, Township 38 South, Range East of the Willamette Meridian, and more particularly described as follows: Beginning at an iron pin axle located in the Northwest corner of said Tract 17, Enterprise Tracts; thence South 89°36'E. a distance of 193.8 feet to an iron pin; thence along the Westerly bank of a creek in a Southwesterly direction to an iron pin located on the intersection of the West bank of the creek with the West line of said Tract 17; thence North 0°24'E. along the West line of said Tract 17 a distance of 336.0 feet, more or less, to the point of beginning.

EXCEPTING THEREFROM a parcel of land situated in the E½SW½SE½ of Section 34, Township 38 South, Range 9 East of the Willamette Meridian, more particularly described as follows: Beginning at the intersection of the West line of Bryant Tracts No. 2, a subdivision of record in Klamath County, Oregon, and the Northeasterly line of Fehlen Shopping Lots, a subdivision of record in Klamath County, Oregon, said point being evidenced by a ½-inch iron pipe; thence N.01°48'00"E. along the West line of said Bryant Tracts No. 2 to a point which is the intersection of said West line with the Northeasterly extension of the Northwesterly boundary of that certain tract of land recorded in Book 72 at Page 12231 of the Official Records of Klamath County, Oregon, as shown on the record of survey number 1578 filed with the Klamath County Surveyor, said point being evidenced by a ½-inch iron pin; thence S.57°04'25"W. along said Northeasterly extension 182.97 feet to the intersection of said extension with the Northeasterly line of said Fehlen Shopping Center Lots, said point being evidenced by a ½-inch iron pin; thence S.39°36'00"E. along said Northeasterly line of said Fehlen Shopping Center Lots 227.39 feet to the point of beginning. In addition, the following is declared part of the hereditaments and appurtenances thereunto belonging or in anywise appertaining: Irrigation Pipes: 2 in. and 4 in. with connection, elbows, and everything to complete system.

SUBJECT TO:

1. Taxes of Klamath County, Oregon, for the fiscal year 1985-1986, a lien; not yet due and payable.
2. City water use charges, if any, due to the City of Klamath Falls, Oregon.
3. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Enterprise Irrigation District.
4. The premises herein described are within and subject to the statutory powers, including the power of assessment, of South Suburban Sanitary District.
5. An easement created by instrument, including the terms and provisions thereof, dated January 31, 1949, recorded February 8, 1949, in Vol. 228, Page 442, Deed Records of Klamath County, Oregon, in favor of the California-Oregon Power Company for electric transmission line.
6. Restrictions contained in Warranty Deed dated June 6, 1955, recorded June 10, 1955, in Vol. 275, Page 121, Deed Records of Klamath County, Oregon, to State of Oregon, by and through its State Highway Commission.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 24th day of July A.D., 19 98 at 9:19 o'clock A.M., and duly recorded in Vol. M98 of Deeds on Page 27113

Bernetha G. Letsch, County Clerk

FEE \$35.00

By Kathleen Ross