

Return to: Douglas D. Newman 3005 Vale Road Klamath Falls, OR 97603	Tax Statements to: Douglas D. Newman 3005 Vale Road Klamath Falls, OR 97603	Clerk's Stamp:
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-SPECIAL WARRANTY DEED-  
K53826 CE 5045

William M. Bond, L. Marie Bond and Robert T. Bond, Grantors, convey and specially warrant to Daron S. Newman and Kevin D. Newman, as tenants in common, Grantees, the following described real property situated in Klamath County, Oregon, free of encumbrances created or suffered by the Grantor except as specifically set forth herein:

200 JAN 13 PM 2:29  
Beginning at the Section corner common to 29, 28, 32, 33, T. 39 S.R. 9 E.W.M.; thence South along the section line 1346.72 feet to a point; thence North 89°13' East 499.28 feet to a 3/8" iron pipe as per recorded Survey No. 328 in 1964 by Archie D. Corzatt; thence South 18°59' East 640.20 feet to a point; thence South 40°11' East 387.80 feet to a point; thence South 27°58'20" East 452.15 feet to a point; henceforth referred to as Point No. 1 which is the point of beginning; thence South 27°58'20" East 252.20 feet to a point; thence South 82°57'20" East 831.95 feet to a point; thence South 32°08'20" East 633.45 feet to a point; thence South 70°52'40" East 384.80 feet to a point; thence South 20°04'40" East 363.00 feet to a point; thence West along the 1/16 line 1573.0 feet to a point; thence South to a point which is the Southwest 1/16 corner of Section 33; thence West along the South Section line of Section 33 to a point that is 1030 feet East of the Section Corner 32, 33, 4, 5, Twp. 39 S. R. 9 E.W.M. and Twp. 40 S. R. 9 E.W.M.; thence North 460.0 feet to a point; thence West 500.00 feet to a point; thence North 882.29 feet to a point; thence West 530.00 feet to a point on the West line of Section 33 that is 1342.29 feet North of the Section Corner 32, 33, 5, 4, Twp. 39 S. R. 9 and Twp. 40 S. R. 9 E.W.M.; thence North along the West Section line of Section 33; to a point that is the West 1/4 corner of Section 33; thence East along the 1/4 line to Point #1 which is the point of beginning. SAVING AND EXCEPTING any portion lying within any roads or highways, and FURTHER EXCEPTING that portion deeded to Chavez in Deed Volume 69 on page 344-1 and Deed Volume 69 page 344-3. ALSO FURTHER EXCEPTING that portion deeded to Klamath Irrigation District in Deed Volume M-78 on page 29044.

Together with an easement given by Klamath Irrigation District in Deed Volume M-78 on page 29046, records of Klamath County, Oregon.

TOGETHER WITH AND SUBJECT TO a 60.0 foot easement for purposes of ingress and egress and for utility purposes, 30.0 feet on each side of the following described center line:

Beginning at the Section Corner common to Sections 32 and 33, Township 39 South, Range 9 E.W.M. and Sections 4 and 5, Township 40 South, Range 9 E.W.M.; thence North along the West line of Section 33 1038.0 feet to a point which is the extended center line of an existing 60.0 foot access road as it now exists, which is the true point of beginning; thence East 650.0 feet to a point of termination that lies in a stock corral and at a crossing of the U.S.B.R. No. 20 Drain.

SUBJECT TO AND EXCEPTING (1) reservations, restrictions easements and rights of way of record and those apparent upon the land (2) rules, regulations, liens and assessments of water user and improvements districts.

The true and actual consideration for this conveyance is \$140,000.00 for this parcel and the adjoining parcel.

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 USE.

DATED this 1st day of December, 1992.

William M. Bond  
Marie Bond  
Robert T. Bond by Marie Bond

STATE OF OREGON     )  
                                   ) ss. December 2nd, 1992.  
 County of Klamath     )

Personally appeared the above-named William M. Bond, L. Marie Bond and Robert T. Bond, and acknowledged the foregoing instrument to be their voluntary act. Before me:



*[Signature]*  
 Notary Public for Oregon  
 My Commission expires: 12-19-92

State of Oregon, County of Klamath  
 Recorded 1/13/00, at 2:29 p.m.  
 In Vol. M00 Page 1256  
**Linda Smith,**  
 County Clerk                      Fees \$ 26<sup>00</sup>

Unofficial Copy